"A Community For All Seasons"

Dexter Township

Planning Commission

6880 Dexter-Pinckney Road
Dexter, MI 48130
Telephone: 734-426-3767
www.dextertownshipmi.gov

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Vice Chair
Chandra Hurd
Secretary
Christina Maier
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Shaun Smith
BOT Ex Officio
Alicia Abbott
Commissioners
Dan Barry
Marty Straub
Recording Secretary
Janis Miller

PLANNING COMMISSION WORK SESSION AGENDA

October 13, 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.*** *None.*
8. **Action Items** (unfinished business then new business and public comment as appropriate)
   - ***A.*** *None.*
9. **Discussion Items and Public Comment as Appropriate**
   - ***A.*** *Review and Discussion of Draft High Demand Resource Facility (HDRF) Ordinance.*
10. **Approval of Planning Commission Minutes:**
    - ***A.*** *None.*
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.*** *Continued Discussion of Draft High Demand Resource Facility (HDRF) Ordinance and Scheduling of Public Hearing to Consider Draft HDRF Ordinance.*
- ***B.*** *Approval of September 22, 2026, Planning Commission Meeting Minutes, September 22, 2026, Closed Session Meeting Minutes, and October 13, 2026, Work Session Meeting Minutes.*
- ***C.*** *Review and Discussion of a Farm Stay / Agrotourism Ordinance with consideration of the use of Accessory Dwelling Units (ADUs) as directed by the Township Board at their August18, 2026, Meeting.*
- ***D.*** *Review and consideration of Master Plan Review Committee Recommendations*
- ***E.*** *Review and Discussion of Special Transitory Food Units / Food Trucks*

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: October 6, 2026

Re: High Resource Demand Facilities Ordinance Edits

Thank you for your feedback during the September 22, 2026, Planning Commission meeting. Please see attached a redlined version of the High Resource Demand Facilities Ordinance.

Below is a summary of the changes made:

Overall

- All sentences describing High Resource Demand Facilities have been rewritten to state the following throughout the Ordinance: "High Resource Demand Facilities, which include Data Centers, Data Processing Centers, or similar facilities."

A. Purpose and Intent

No additional changes were made.

B. Applicability

- Moved "Risk Mitigation Plan from 1 to 8" to be consistent with the layout of the Ordinance.
- Added "Construction Logistics" to "Traffic Management Plan."
- Added "Air quality and emissions" to subsection b.

C. Definitions

- Rewrote the last sentence of section 1 of the HRDF definition to say "A facility shall be considered an HRDF when one (1) or more of the criteria listed sub-section A and sub-section B are met:" To provide clarity on how to determine if a use is an HRDF. This is also included in subsection C of the HRDF definition.
- The "What is Considered a High Resource Demand Facility?" has been updated to fit the criteria of subsections (A) and (B) of the HRDF definition.
- Added "If the data center meets one (1) or more of the criteria in subsections (A) and (B) in the HRDF definition, then it is considered a High Resource Demand Facility." To the Data Center definition to provide clarity if it would be considered an HRDF.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

- Removed “Battery Energy Storage System” definition as it is already defined in the Zoning Ordinance as a “Energy Storage System.”
- Added “if provided” to the end of the “On-site Substation/Switchyard” definition to provide clarity if it is applicable in all cases.

D. Districts Permitted and Process

- Added “Section” in front of 31.08 if Section D.2.a.

E. Required Engagement Steps

- Changed “Zoning Administrator” to “Director of Planning and Zoning” in Section E.3.c.1.

F. Dimensional Standards

- Removed “/ 2 stories” on Section F.2.
- Rewrote the minimum setbacks for High Resource Demand Facilities to say “High Resource Demand Facilities, which includes, Data Centers, Data Processing Centers, or similar facilities of all sizes, along with all accessory structures: 500 feet from any parcel that contains a residential property; property zoned Rural Residential, Lake Residential, or Open Space Community; primary/secondary school; medical clinic; park; day-care center and preschool. 200 feet from all other property lines.
- Removed minimum setbacks for large scale and small scale data centers.

G. Site Design and Standards

- Changed the trees in Sections G.5.a.2. and G.5.a.3. from “two and a half (2 ½) inch caliper” to “canopy size of six (6) to eight (8) feet” it equals a 4-inch caliper tree.

H. Performance Standards

- Added a cross reference to Section H.1.b. for generator testing requirements. Added subsection b. to say, “Air quality and emissions shall be reported to the Township before occupancy and annually post occupancy.”
- Rewrote the second sentence in Section H.3.b.4. to say, “All above-ground equipment shall be a minimum of 500 feet from residential structures, and 200 feet from other property lines.”
- Rewrote Section H.3.d.1.a. to say “A perimeter security system, which may include fencing, walls, or equivalent barriers are subject to the standards in Section 16.16.”

I. Use of Consultants and Cost Recovery

- Changed “BESS” to “ESS” in Section I.1.

J. Monitoring and Reporting

- Added “vibration” to Section J.1.

K. Decommissioning

- Rewrote K.3.a.1. to say "The guarantee shall be provided in the form of a cash deposit into an escrow account with an escrow agent acceptable to the Township. No letter of credit, surety bond, or other form of financial security shall be accepted in lieu of the required cash deposit."
- Added Section K.6. Adaptive Reuse.

L. Risk Mitigation

- Rewrote Section L.2. to say "A Risk Mitigation Plan is required for any new High Resource Demand Facilities, which include Data Centers, Data Processing Centers, or similar facilities; where an expansion of an existing HRDF, or any expansion of an existing facility that causes it to meet the definition of a HRDF that meets one (1) or more of the following thresholds:"
- Rewrote Section L.4.b.2. to say "quality and quantity of stormwater and groundwater protection;"

M. Standards

- Added "Section 28.03" to Section M.1.

N. Violations and Penalties; Suspension and Revocation of Permit

No changes made.

Next steps:

Please review the following proposed changes and be prepared to discuss them at the Planning Commission Work Session meeting. We look forward to discussing the proposed changes and the next steps.

Sincerely,

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

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

SECTION XX: High Resource Demand Facilities

A. Purpose and Intent

The purpose of this ordinance is to establish a regulatory framework for siting, design, operation, and decommissioning of High Resource Demand Facilities, which include Data Centers, ~~and~~ Data Processing Centers, ~~and~~ or similar facilities, to balance local economic benefits with protection of public health, safety, welfare, natural resources, and neighborhood character. Standards are intended to:

1. Direct High Resource Demand Facilities to locations with existing and adequate infrastructure, redevelopment and infill of existing sites, and minimal land-use conflicts;
2. Avoid and mitigate nuisance impacts including noise, vibration, light/glare, and air emissions for neighboring businesses and residences;
3. Ensure efficient use of electricity and water, prioritizing renewable energy and conservation;
4. Promote context-appropriate architecture and robust screening to be compatible with the Township's rural character and natural resources;
5. Ensure compatibility with adjacent land uses and the Township's Master Plan including preservation of agricultural heritage, protection of natural resources, management of traffic, thoughtful planning for future development, and creating a sustainable community; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability

1. This section applies to High Resource ~~Resources~~ Demand Facilities, which include data centers, ~~and~~ data processing centers, ~~including Large-Scale, Small-Scale, and Accessory as defined herein~~ or similar facilities.
2. Approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other standards of the Zoning Ordinance.
3. Where conflicts exist between this section and other provisions, this section governs. Where silent, other applicable provisions apply (e.g., lighting, landscaping, stormwater, and performance standards).
4. Required Application Materials.
    A. In addition to all application materials otherwise required by this Ordinance for Special Land Use and Site Plan review, an application for a High Resource Demand Facility, which include data centers, data processing centers, or similar ~~high-demand facility uses~~ facilities are subject to this Section, and shall include the following:
        ~~1. Risk Mitigation Plan.~~
        1. Community Engagement Plan.
        2. Hydrogeological Study.
        3. Construction Logistics and Traffic Management Plan ~~for construction~~.
        4. Hazardous Materials Management Plan.
        5. Fire Protection Plan.

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6. Emergency Response Plan.
7. Decommissioning and Site Restoration Plan.
8. Risk Mitigation Plan.
9. Development Agreement with the Township.

B. The following shall be submitted prior to occupancy and reported on annually:
   1. Actual annual energy consumption (MWh) and calculated PUE;
   2. Renewable energy procurement and percentage of total load;
   3. Water usage (gallons) and cooling method;
   4. Waste and heat recovery feasibility analysis;
   5. Air quality and emissions;
   6. Disposal of hazardous materials and what they were;
   7. Long term ground water monitoring;
   8. Generator testing/operating hours and emissions compliance statement with current EGLE permits;
   9. Sound level monitoring summary~~; and~~
   10. Summary of efficiency/cooling/security upgrades implemented; and
   11. Maintaining fire protection and emergency response.

C. Definitions

1. High Resource Demand Facility (HRDF): A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by ~~(i)~~ continuous or near-continuous operation, and ~~(ii)~~ significant mechanical, electrical, or cooling infrastructure, and that meets the applicability criteria in subsections (A) and (B) below. A facility shall be considered an HRDF when one (1) or more of the criteria listed sub-section A and sub-section B are met:
   A. Operational Characteristics. The facility includes one (1) or more of the following operational characteristics that are integral to the primary use:
      1. Central plant or large-scale mechanical cooling and/or ventilation systems serving process loads or Information Technology (IT)/electronic equipment;
      2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kilowatt (kW), and/or on-site fuel storage exceeding 10,000 gallons;
      3. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
      4. On-site energy storage facilities that absorbs, stores, and discharges electricity with a nameplate capacity of 50 megawatts or more and an energy discharge capacity of 200 megawatt hours or more.
      5. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.
   B. Resource/Infrastructure Thresholds. The facility exceeds one (1) or more of the following thresholds, as demonstrated by applicant-prepared estimates and

utility/service provider documentation, including any phased expansion approved or constructed within five (5) years:

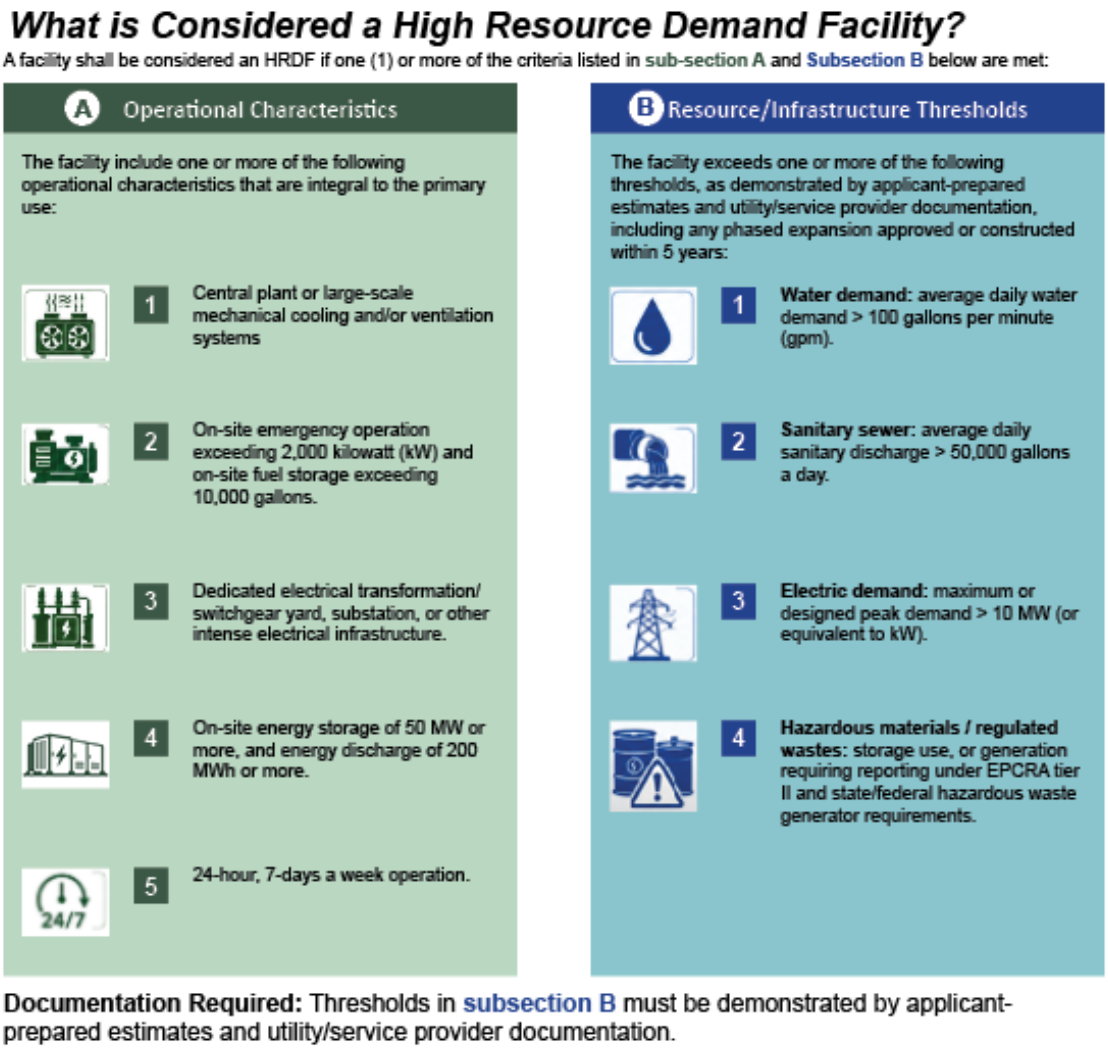
1. Water demand: average daily water demand > 100 gallons per minute (gpm);
2. Sanitary sewer: average daily sanitary discharge > 50,000 gallons/day;
3. Electric demand: maximum contracted demand or designed peak demand > 10 MW (or equivalent documented kW);
4. Hazardous materials / regulated wastes: storage, use, or generation requiring reporting under [EPCRA Tier II and/or applicable state hazardous materials reporting] and/or generation of hazardous waste at a level regulated under [state/federal hazardous waste generator requirements], as documented on a materials inventory submitted with the application.

C. Exclusions. HRDF does not include general warehousing/distribution, general manufacturing, or office uses unless the Planning Commission determines, based on operational characteristics and supporting documentation, that the facility is substantially similar in operational profile to HRDF-type facilities (e.g., high-reliability power demand and continuous environmental control serving electronic/process loads) and meets one (1) or more of the criteria listed subsections (A) and (B).

D. Aggregation. Multiple buildings, modules, or phases located on the same site or on contiguous parcels under common ownership or control shall be aggregated for purposes of determining HRDF status and whether thresholds are exceeded.

E. Relationship to Data Centers, Data Processing Center, and Cryptocurrency Data Mining Facility. A Data Center, Data Processing Center, Cryptocurrency Data Mining Facility, or any type of facility that meets the HRDF definition shall be considered an HRDF and shall comply with all applicable HRDF supplemental standards.

Figure xx: What is Considered a High Resource Demand Facility?



2. Data Center: A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities, hyperscale computing facilities, and similar high-intensity information technology operations. If the data center meets one (1) or more of the criteria in subsections (A) and (B) in the HRDF definition, then it is considered a High Resource Demand Facility. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.

3. Data Processing Center: A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.
4. Large-Scale Data Center and Data Processing Center: A center equal or greater than 25,000 sq ft gross floor area.
5. Small-Scale Data Center and Data Processing Center: A center less than 25,000 sq ft, often serving local or regional networks.
6. Accessory Data Center and Data Processing Center: A center that is clearly incidental and subordinate to a principal use (e.g., hospital, university, large employer) and less than 10,000 sq ft.
7. Server Room. A dedicated, climate-controlled space within a building that houses, maintains, and operates computer servers, data storage systems, and network hardware.
8. Cryptocurrency Data Mining Facility. A facility dedicated to operating data processing equipment for commercial cryptocurrency mining and the process by which cryptocurrency transactions are verified and added to digital ledger.
9. ~~Battery Energy Storage System (BESS). One or more electrochemical energy storage containers, inverters, switchgear, and associated equipment, which may be co-located with a High Resource Demand Facility to provide resiliency or load management.~~
9. On-site Substation/Switchyard. Electric utility facilities (e.g., transformers, breakers) necessary to serve a data center, if provided.

D. Districts Permitted and Process

1. Districts
    a) High Resource Demand Facility: Special Land Use in C –General Commercial District only. Prohibited elsewhere.
    b) Large-Scale Data Centers and Data Processing Centers: Special Land Use in C – General Commercial District only. Prohibited elsewhere.
    c) Small-Scale Data Centers and Data Processing Centers: Special Land Use in C – General Commercial District. Prohibited elsewhere.
    d) Accessory Data Centers and Data Processing Centers: Special Land Use accessory to an approved principal use in the C – General Commercial, and PI – Public Institutional Districts.
2. Process
    a) The Planning Commission shall hold a public hearing as set forth in Section 31.08 and make a recommendation to the Township Board.
    b) The Township Board, upon a recommendation from the Planning Commission, may approve, approve with conditions, or deny the site plan and special land use.

E. Required Engagement Steps (minimum standards)

1. Pre-application conference (mandatory)

a) Applicants shall meet with planning staff prior to submitting an application.
b) Staff shall identify expected engagement topics, impacted stakeholders, and the required contents of the Community Engagement Plan.

2. Community Engagement Plan (CEP) (required with application)

a) A CEP shall be submitted as part of the application package and must include:
   1. Project overview (site, size, phasing, anticipated construction timeline);
   2. Draft public information materials (fact sheet, FAQs);
   3. Engagement schedule and methods;
   4. Proposed meeting formats and locations (including virtual option);
   5. List/map of stakeholders and the Engagement Area;
   6. Languages and accessibility accommodations;
   7. Communication channels (project website, email list, hotline);
   8. Process for documenting comments and responses; and
   9. Proposed Community Benefits

b) The Planning Commission shall determine whether the CEP is complete prior to scheduling public hearings.

3. Community meeting(s) (mandatory, prior to first public hearing)

a) The applicant shall hold at least one (1) community meeting no fewer than 21 days and no more than 60 days prior to the first public hearing.
b) Notice shall be given to all property owners and addresses (if different) within 300 feet of the proposed project site. If a property is within 300 feet and is part of a subdivision, homeowners, or business owners association, all members of the association shall be notified.
c) Additional community meetings may be required if:
   1. There are significant amendments, based upon determination of the ~~Zoning Administrator~~ Director of Planning and Zoning, to the plan between Planning Commission or Township Board reviews; or
   2. The Planning Commission or Township Board directs additional engagement due to public interest.

d) Meeting requirements:
   1. Held at a location within Dexter Township, ADA-accessible, and available after 5:00 p.m. on a weekday or on a weekend;
   2. Virtual participation option must be provided;
   3. The applicant must provide interpreters upon request with at least 7 days notice; and
   4. Meeting must include a Q&A segment and accept written comments.

4. **Report**
    a) Within ten (10) days after each community meeting, the applicant shall submit a report to the Township providing the following meeting details:
        1. Meeting details (location, time, etc.)
        2. Meeting sign in sheet
        3. Meeting minutes written by Township Staff
5. **Public Hearing**
    a) Public hearings shall follow the requirements of the Michigan Zoning Enabling Act (Act 110 of 2006).

F. Dimensional Standards

1. Minimum Lot Area: 10 acres
2. Maximum Building Height: 30 feet ~~/ 2 stories~~
3. Maximum Lot Coverage: 40 percent for buildings and 80 percent for all impervious surfaces.
4. Minimum Setbacks:
    a) High Resource Demand Facilities, which includes, Data Centers, Data Processing Centers, or similar facilities of all sizes, along with all accessory structures: 500 feet from any parcel that contains a residential property; property zoned Rural Residential, Lake Residential, or Open Space Community; primary/secondary school; medical clinic; park; day-care center and preschool. 200 feet from all other property lines.
    ~~b) Large-Scale including all accessory structures: 500 feet from any parcel that contains a residential property; property zoned Rural Residential, Lake Residential, or Open Space Community; primary/secondary school; medical clinic; park; day-care center and preschool. 200 feet from all property lines.~~
    ~~c) Small-Scale and Accessory including all accessory structures: 500 feet from any parcel that contains a residential property; property zoned Rural Residential, Lake Residential, or Open Space Community; primary/secondary school; medical clinic; park; day-care center and preschool. 75 feet from all property lines.~~
5. Greenbelt: The perimeter of any HRDF shall be screened and buffered by installed evergreen or native vegetative plantings whenever existing natural vegetation does not otherwise reasonably obscure the renewable energy facilities from any public street and/or adjacent residential structures are subject to the requirements of Section xx.G.5.

G. Site and Design Standards

1. The site and design standards of this subsection shall apply to all High Resource Demand Facilities ~~including~~, which include ~~Large~~ Data Centers, ~~Medium Data Centers, Small Data Centers, and Accessory Data Centers,~~ data processing centers, or similar facilities, unless otherwise expressly provided in this Section.

2. Architecture & Visual Impacts
    a) Building design and massing
        1. The building shall be designed to reduce the perceived size and visual prominence of structures as viewed from adjacent properties and public rights-of-way.
        2. Building facades visible from public streets or adjoining properties shall incorporate architectural articulation, changes in plane, variations in materials, changes in color or texture, screening elements, landscaping, or other design techniques that reduce the appearance of large uninterrupted wall surfaces.
        3. Buildings shall be designed to provide visual interest and a human-scaled appearance along public street frontages and at primary points of visibility.
        4. Multiple buildings within the same development shall incorporate complementary design elements, materials, colors, and forms to create a coordinated campus appearance.
        5. Building entrances visible to visitors, employees, or the public shall be clearly identifiable through architectural features, canopies, recesses, changes in materials, landscaping, lighting, or similar design elements.
    b) Visual mitigation and screening
        1. Site and building design shall incorporate measures to minimize visual impacts on adjacent properties and public rights-of-way. Such measures may include building placement, setbacks, landscaping, berming, screening walls, architectural treatments, changes in building massing, or a combination thereof.
        2. Mechanical equipment, generators, cooling equipment, loading areas, and similar operational features shall be screened from public rights-of-way and adjacent properties through architectural integration, screening structures, landscaping, or other effective methods.
        3. The extent of visual mitigation required shall be proportional to the visibility of the facility and the sensitivity of surrounding land uses.
            a. Where a facility abuts or is visible from residential districts or other lower-intensity land uses, building and site design shall incorporate transitional elements intended to reduce visual impacts and provide compatibility.
            b. Transitional elements may include increased setbacks, enhanced landscaping, berms, screening, building step-backs, reductions in apparent building mass, architectural articulation, or other equivalent design techniques.
            c. No specific transitional method shall be required provided the applicant demonstrates that the proposed design effectively mitigates visual impacts on adjacent properties.
            d. The Planning Commission may consider the effectiveness of the overall site and building design in reducing visual impacts rather

than requiring any particular architectural feature or stylistic treatment.

3. Mechanical, Loading, and Rooftop Equipment
    a) Mechanical equipment shall be fully enclosed unless where mechanically unfeasible based on manufacturers' specifications.
    b) If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
    c) Rooftop equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four (4) sides that is of the same material or quality of the building itself. Rooftop equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall at a distance no less than the height of said equipment.
    d) Loading spaces are not allowed within the front yard and shall be screened from residential properties and streets as required in Section 18.05.
4. Lighting
    a) Security and area lighting shall comply with the general lighting standards in Article 21.
    b) The High Resource Demand Facility ~~will~~ shall implement dark-sky friendly lighting solutions.
5. Landscaping, Buffers, and Natural Features Protection
    a) The greenbelt buffers shall include a dense landscaping that includes the following:
        1. One (1) large evergreen tree per twenty-five (25) linear feet. The size of large evergreen trees shall be the minimum of eight (8) feet in height at the time of planting. Narrow/upright evergreen species may also be used at a ratio of 3:1. No more the twenty-five (25) percent of the total required large evergreen species can be substituted with narrow/upright species.
        2. One (1) deciduous shade tree per every seventy-five (75) lineal feet. The size of the deciduous shade tree shall be a minimum ~~of two and a half (2 ½) inch caliper~~ canopy size of six (6) to eight (8) feet at the time of the planting.
        3. One (1) ornamental/flowering tree per every fifty (50) feet. The size of the ornamental/flowering tree shall be a minimum of eight (8) feet in height for multi-stemmed varieties, or a minimum ~~of two and a half (2 ½) inch caliper~~ canopy size of six (6) to eight (8) feet at the time of planting for single-stemmed varieties.
        4. Five (5) shrubs per twenty-five (25) linear feet. Shrubs shall be fully branched and a minimum of three (3) feet in height at the time of planting. Shrubs shall be a combination of evergreen and deciduous species, with a minimum of fifty (50) percent evergreen at six (6) feet tall.

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Text proposed to be deleted is in red, strikeout text (~~example~~)

b) Existing trees on the site shall be preserved to the greatest extent possible.
    1. All unhealthy (individual tree is fifty (50) percent dead or greater) and dead material shall be replaced by the applicant within one (1) year, or the next appropriate planting period, whichever occurs first. Prior to the issuance of the permit, the applicant shall furnish to the Township a landscape bond to ensure the survival of plantings for three (3) years from the date of the issuance of the permit.
    2. When trees are proposed for removal, they must be replaced per Section 20.06(F).

c) Parking lots shall meet the requirements in Section 20.04 with shade trees to mitigate heat-island effects.

d) All plant materials shall be installed between March 15 and November 15. If the applicant requests a final certificate of occupancy from the Township and the applicant is unable to plant during the installation period, the applicant will provide the Township with a letter of credit, surety or corporate guarantee for an amount equal to one and one-half (1.5) times the cost of any planting deficiencies that the Township shall hold until the next planting season. After all plantings have occurred, the Township shall return the financial guarantee.

e) There shall be minimal impacts to natural features, if they are present on site including mature woodlands, steep slopes, wetlands, floodplains, stream corridors, and protected plant and animal habitats in compliance, if not exceeding, the requirements in Section 23.05, Section 23.06, Section 23.07, Section 23.08, and Section 23.09.

f) Failure to install or continuously maintain the required landscaping shall constitute a violation of this Ordinance and any permit may be subject to revocation.

6. Stormwater and Wastewater
    a) Stormwater.
        1. On-site detention and water-quality treatment are required per Section 23.09 and Washtenaw County Water Resources Commissioner (WCWRC). Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge and meet the requirements of Section 23.09.
            a. The applicant is required to receive a permit from the WCRC and record a stormwater management agreement with the County Register of Deeds.
    b) Withdrawals/Discharge.
        1. Any large quantity water withdrawal or discharge shall comply with applicable state and county permits. Approval by the Township shall be contingent upon written confirmation from the applicable utility and regulatory agencies that the proposed withdrawal or discharge will not adversely impact existing users, system capacity, groundwater resources, or downstream infrastructure.

a. Township approval shall be conditioned upon a finding that the proposed withdrawal or discharge:
    1. Will not exceed available system or aquifer capacity at full build-out;
    2. Will not displace or impair existing or reasonably foreseeable users;
    3. Will not require public investment or system expansion to serve the facility; and
    4. Will not result in stranded or oversized infrastructure in the event of facility closure or decommissioning.

b. Hydrogeological Study. Where the proposed facility will utilize groundwater for potable, process, cooling, fire suppression, or other operational purposes, or where the Township determines that the proposed development may materially affect groundwater quantity or quality, the applicant shall submit a hydrogeological study prepared by a qualified hydrogeologist or other qualified professional. The study shall evaluate existing groundwater conditions, aquifer characteristics and capacity, anticipated withdrawals at full build-out, potential impacts to nearby wells, wetlands, surface waters, and other groundwater-dependent resources, and any potential for groundwater contamination. The study shall identify appropriate mitigation and monitoring measures necessary to prevent adverse impacts.

7. Traffic and Construction Management
    a) A Construction Logistics and Traffic Management Plan is required identifying haul routes, delivery windows, worker parking, and dust/mud control.
    b) Construction hours shall be limited to 7:00 a.m.–8:00 p.m. Monday–Saturday unless otherwise approved.

H. Performance Standards

1. Noise and Vibration
    a) Noise Limit. Routine operations (including cooling equipment) shall follow the requirements of Section 23.02 (A).
    b) Generator Testing. Routine testing shall occur between 8:00 a.m.–6:00 p.m. weekdays. Testing shall comply with the noise limits in Section 23.02 (A)(6)(c).
    c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy sound studies by a qualified acoustical engineer; apply penalties for prominent discrete tones (+5 dB) and impulsive noise per ANSI S12 standards.
    d) Vibration. Operations shall not cause perceptible vibration at or beyond the property line per ANSI/ISO criteria.
2. Air Quality and Emissions

a) All stationary engines, cooling towers, and emission sources shall comply with the federal Clean Air Act and EGLE rules. Required Air Use Permits to Install (PTI) must be obtained and kept current.
b) Air quality and emissions shall be reported to the Township before occupancy and annually post occupancy.
c) Generators. New generators shall meet EPA Tier 4 Final standards. Dispersion modeling may be required where generators are within 500 feet of residential, schools, parks, or hospitals.
d) Cooling Towers. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination.
e) Thermal Emissions. The facility shall be designed and operated so that thermal emissions do not cause a sustained increase in ambient air temperature at any property line beyond the limits below, measured at 5 feet above grade:
    1. Residential or mixed-use property line: not more than +2°F above ambient background, averaged over any 15-minute period.
    2. Nonresidential property line: not more than +4°F above ambient background, averaged over any 15-minute period.
    3. No thermal emission shall create unsafe conditions on sidewalks, trails, roadways, or public spaces due to icing, fogging, or thermal plume interaction with winter conditions.

3. Energy and Sustainability
    a) Efficiency Target. Design for Power Usage Effectiveness (PUE) of 1.2 or lower or demonstrate the highest efficiency reasonably achievable given site constraints; provide documentation at Site Plan and post-occupancy.
    b) Renewable Energy. Due to the significant energy demands associated with data center operations of all sizes, the Township encourages applicants to consider energy efficiency measures and sustainable energy strategies that support long-term environmental and infrastructure sustainability. The applicant shall demonstrate that reasonable efforts have been made to incorporate renewable energy resources, utility green power programs, or other carbon-reduction strategies into the facility's energy supply. Renewable energy can include the following:
        1. Wind energy conversion systems shall comply with Section 17.06.B and have a nameplate capacity below the threshold for a wind energy facility.
        2. Accessory solar energy systems shall comply with Section 17.06.C and have a nameplate capacity below the threshold for a solar energy facility.
        3. Renewable “Green” Hydrogen Fuel Cells systems are permitted for backup power generation. Decarbonized “Blue” Hydrogen and Traditional “Gray” Hydrogen are not permitted.

4. Geothermal energy systems shall be closed loop systems. Open-loop systems are prohibited. All above-ground equipment shall be a minimum of 500 feet from residential structures, and 200 feet from other property lines ~~a side and rear lot line~~. All components of a closed-loop geothermal energy system, including associated equipment, shall be located outside of easements, unless allowable per the easement restriction, and shall be outside of all public rights-of-way. A site plan shall be provided to the Director of Planning and Zoning to show setback compliance and type of system being proposed.
5. Energy storage systems as outlined in Section 17.06 (O).

c) Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.

d) Security and Emergency Access
   1. Perimeter Security.
      a. ~~Sites shall be fully enclosed with a~~ A perimeter security system, which may include fencing, walls, or equivalent barriers ~~not less than six (6) feet in height~~ are subject to the standards in Section 16.16.
         ~~1. The Planning Commission may require taller fencing, walls, or equivalent barriers that will not exceed twelve (12) feet in height.~~
      b. ~~Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from public roads or residential areas.~~
   2. Emergency Access.
      a. A minimum of two (2) points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.
      b. Access drives shall be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.
      c. Fire lanes shall be maintained free of obstructions at all times.
   3. Cameras.
      a. Installation and maintenance of a perimeter camera surveillance system capable of monitoring all vehicular and pedestrian access points, building entrances, and outdoor mechanical/equipment areas.
      b. Cameras shall be positioned to minimize intrusion into adjoining residential properties and public rights-of-way, while still providing full coverage of the site.

c. Camera systems shall be continuously operational (24 hours per day, 7 days per week) and recordings shall be retained for a minimum of 30 days.
d. A security plan, including camera layout, monitoring procedures, and data retention policies, shall be submitted as part of site plan review.

4. Fire Protection.
    a. Sites shall be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.
    b. Suppression systems shall comply with National Fire Protection Association (NFPA) standards and be approved by the Fire Marshal.
    c. There shall be training for the fire department annually for the first 5 years and then every two years after.
5. Hazardous Materials.
    a. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall comply with federal, state, and local storage, reporting, and disposal requirements.
    b. Applicants shall provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.
    c. The applicant shall provide a fire protection plan.
6. Emergency Response Plan. Applicants shall submit an Emergency Response Plan to the Township at the time of Site Plan review, which must include:
    a. Site layout for emergency responders.
    b. Fire suppression and alarm systems description.
    c. Backup generator location and fuel storage details.
    d. Contact information for on-site security and facility management.
    e. A commitment to review and update the Emergency Response Plan with the Dexter Area Fire Department, any other fire department with jurisdiction over participating properties, first responders, and county emergency managers at least once every three (3) years.
    f. Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.

4. Energy Storage Systems (if provided as part of the proposed development)
    a) Energy Storage Systems (ESS) shall only be an accessory component to the principal use of the property.

b) ESS shall comply with shall comply with all applicable provisions of Section 17.06(O), NFPA 855, applicable Michigan Building and Fire Codes, and manufacturer specifications.
c) Setbacks. Outdoor ~~BESS~~ ESS containers shall be set back a minimum of 200 feet from property lines and 500 feet from residential districts/uses, unless a greater distance is required by NFPA 855 based on technology and aggregate capacity.
d) As part of the Special Land Use application, the applicant shall provide an emergency response plan (ERP) outlined in Section 17.06 (O) and manufacturer data sheets to the Township and the applicable fire department.

5. On-Site Substation/Switchyard (if provided)
   a) On-site substations and switchyards shall be designed and located to minimize visual, noise, and operational impacts on adjacent properties and public rights-of-way.
   b) Evergreen landscaping, berming, architectural screening, fencing, or a combination thereof shall be provided where necessary to mitigate visual impacts while maintaining utility safety and operational requirements.
   c) Transformers shall include integral secondary containment systems sized in accordance with applicable state and federal regulations.

I. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review energy efficiency, water use, air quality, ~~BESS~~ ESS safety, renewable energy, stormwater, and related matters.
2. The Applicant shall deposit funds in an escrow fund with the Township. The escrow is used to cover all costs and expenses associated with the special land use and site plan review and/or approval process, which costs can include, but are not limited to, review fees of the Township Attorney, Township Planner, and Township Engineer, as well as any reports or studies which the Township anticipates will be required during the review and/or approval process for the application. The Township Board may from time to time by resolution set the initial escrow amount. At any point during the review process, the Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the determination of the Township, to cover any remaining costs or expenses with the review and/or approval process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within 14 days after receiving notice, the Township will cease the zoning review and/or approval process until and unless the applicant makes the required escrow deposit. Any escrow amounts in excess of actual cost will be returned to the applicant. An itemized billing of all expenses will be provided to the applicant upon request.

J. Monitoring and Reporting

1. Commissioning Documentation: Prior to Certificate of Occupancy, submit commissioning results for mechanical/electrical systems ~~and~~ acoustical compliance, and vibration.
2. Annual Report (by March 31):
    a) Actual annual energy consumption (MWh) and calculated PUE;
    b) Renewable energy procurement and percentage of total load;
    c) Water usage (gallons) and cooling method;
    d) Waste and heat recovery feasibility analysis;
    e) Disposal of hazardous materials and what they were;
    f) Long term ground water monitoring;
    g) Generator testing/operating hours and emissions compliance statement with current EGLE permits;
    h) Sound level monitoring summary; and
    i) Summary of efficiency/cooling/security upgrades implemented;
    j) Maintaining fire protection and emergency response.
3. Failure to monitor and report may be grounds to revoke any township approvals in Section XX.n.

K. Decommissioning

1. Plan Required. As a condition of Special Land Use and Site Plan approval, the applicant shall submit a Decommissioning and Site Restoration Plan that address:
    a) Triggers for decommissioning.
    b) Methods for removal of structures, equipment, utilities, and impervious surfaces.
    c) Recycling and disposal of equipment and hazardous materials.
    d) Final grading, soil stabilization, and revegetation.
    e) Restoration of the site to a condition compatible with surrounding uses.
2. Triggers for Decommissioning
    a) A High Resource Demand Facility, which includes data centers, data processing centers, or similar facilities, shall be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.
    b) Decommissioning must begin within 6 months of abandonment and be completed within 12 months.
3. Performance Guarantee / Financial Assurance
    a) Prior to the issuance of the permit, the applicant shall furnish to the Township a performance guarantee in an amount equal to or greater than 125% of the estimated cost of decommissioning, reclamation, and code enforcement. An estimate certified by a third party with expertise must be submitted with the

decommissioning plan. The performance guarantee must meet the following requirements:

1. The guarantee shall be provided in the form of a ~~surety bond, irrevocable letter of credit, or~~ cash deposit into an escrow account with an escrow agent acceptable to the Township. No letter of credit, surety bond, or other form of financial security shall be accepted in lieu of the required cash deposit.
2. The related escrow agreement shall be subject to Township approval and shall include terms that ensure that the Township shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within three hundred sixty-five (365) days of the end of project life or facility abandonment.
3. The Township is granted the right of entry onto the site, to effect or complete decommissioning, upon the expiration of the 365th day after abandonment.
4. The Township is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the Township's right to seek reimbursement from applicant or applicant successor for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant or applicant's successor, or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce said lien. Financial provisions shall not exceed reasonable anticipated decommissioning costs.

b) The permit holder and the Township will review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special land use application and any increases as determined by the Township over the life of the project.

4. Removal Standards
   a) Following the operational life of the project, the applicant shall perform decommissioning, in accordance with the decommissioning plan, and removal of the renewable energy facilities and all its components in compliance with the standards outlined below.
      1. The ground must be restored to its original topography within three hundred sixty-five (365) days of abandonment. All structures, including but not limited to concrete, piping, facilities, and other project related materials above grade and below-grade shall be removed offsite for disposal.

2. All access roads or driveways shall be removed, cleared, and graded by the permit holder, unless the property owner(s) requests, in writing, a desire to maintain any access road or driveways, subject to a road maintenance agreement that is approved by the Township in accordance with its ordinances. The Township or County will not be assumed to take ownership of any access road or driveways.
3. As part of the decommissioning plan, the property owner(s) and the permit holder may propose a mutually agreed topographical restoration plan to protect drain tile, utilize installed access roads and/or driveways, or other measure to facilitate restoration of agricultural use on the site, subject to applicable Township ordinances.

b) Materials shall be recycled to the maximum extent practicable.

5. Site Restoration
   a) The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
   b) The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and Zoning Ordinance.
6. Adaptive Reuse
   a) The decommissioning plan shall include a building reuse feasibility analysis prepared by a qualified independent professional. Where the analysis concludes if reuse is feasible or not. The building(s) may be converted or reused for another use, if the proposed use is permitted in the underlying zoning district and comply with all applicable requirements of this Ordinance.
   b) The proposed use shall be subject to site plan review, special land use approval, or other applicable approval process as required by the Zoning Ordinance.
   c) All accessory structures shall be removed unless approved by the Planning Commission.
7. Failure to Decommission
   a) If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to complete the work.
   b) Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

L. Risk Mitigation

1. Purpose and intent
   a) High Resource Demand ~~Facility (HRDF)~~ Facilities ~~and~~ which include, Data Centers, Data Processing Centers, or similar facilities that can generate community impacts and service demands related to energy consumption, water use, stormwater, noise, traffic/road wear, visual impacts and aesthetics, public safety coordination, and long-term site management.

b) The purpose of this Section is to require a Risk Mitigation Plan for High Resource Demand ~~Facility (HRDF)~~ Facilities ~~and~~ Data Centers, Data Processing Centers, or similar facilities that:
   1. Mitigates impacts that are attributable to the facility;
   2. Provides transparent, measurable commitments that support Township goals; and
   3. Establishes clear enforcement and reporting mechanisms.

2. Applicability
   A Risk Mitigation Plan is required for any new High Resource Demand ~~Facility (HRDF) or~~ Facilities, which include Data Centers, Data Processing Centers, or similar facilities; where an expansion of an existing HRDF, or any expansion of ~~a~~ an existing facility that causes it to meet the definition of a HRDF that meets one (1) or more of the following thresholds:
   a) Gross floor area of 10,000 square feet or more;
   b) Facility load of 10 MW or more (nameplate/critical facility load).

3. Plan Submittal Timing
   a) The applicant shall submit the Risk Mitigation Plan concurrently with the Site Plan and Special Use application.
   b) The Planning Commission may deem an application incomplete until the Plan is provided in a form sufficient to evaluate compliance with this Section.

4. Required contents of the Risk Mitigation Plan. The Risk Mitigation Plan shall include, at minimum:

   a) Project overview. Site plan summary; construction phasing; expected operational date; anticipated employment (construction and permanent); and a description of on-site infrastructure (including electrical and water systems as applicable).
   b) Impact analysis. A concise, plain-language description of expected impacts on:
      1. public utilities and infrastructure (electric, water, sewer as applicable);
      2. quality and quantity of stormwater and groundwater protection;
      3. traffic and roadway wear (construction and operations);
      4. noise, lighting, and hours/character of operations;
      5. public safety coordination (fire, EMS, police); and
      6. long-term site management and decommissioning (if applicable).

5. Community benefits and commitments. The applicant shall provide commitments meeting all baseline requirements in subsection 6. Each commitment must include:
   a) a measurable deliverable (e.g., dollar amount, number of trainees, percentage, kWh, gallons, acres, etc.);
   b) a timeline/milestones;

c) the responsible party
d) reporting method; and
e) proposed remedies if the commitment is not met.

6. Requirements. As a condition of approval, the applicant shall commit to the following requirements, in a form acceptable to the Township:

a) Local workforce and procurement.
    1. Good-faith local hiring and contracting plan, including outreach to Washtenaw-area unions/trades, community colleges, and workforce programs; and
    2. Annual reporting of construction hours and permanent jobs by residency (to the extent permitted by law) and contracting spend by geography.
b) Public safety coordination and preparedness.
    1. Pre-occupancy coordination meeting(s) with Township fire/EMS and code officials;
    2. Facility emergency response information provided to Township (site contact list, shutoffs, hazard inventory, access plan).
c) Environmental performance.
    1. A water stewardship plan (efficiency, leak detection, and, if applicable, reuse/recycling strategies);
    2. A noise and lighting management plan demonstrating ongoing compliance and complaint response procedures; and
    3. A sustainability/energy plan describing how the facility will minimize emissions and peak-load impacts (e.g., efficiency measures, demand response participation, renewable procurement strategy), to the extent within the applicant's control.
    4. The application must include pre-construction baseline study or studies for noise, vibration, hum, and similar ambient conditions modeling impacts on the proposed site and all occupied dwellings, community buildings, and livestock shelters/habitats within 1000 feet of the proposed disturbed area.
d) Community access and transparency. Public-facing reporting dashboard; community advisory meetings during construction; neighborhood hotline with response times; third-party audits of key metrics (energy, water) where feasible.
e) Infrastructure improvements. Roadway, non-motorized, transit, or signal improvements proportionate to traffic and construction impacts; utility upgrades directly serving or mitigating impacts;
f) Environmental enhancements. On-site habitat restoration, tree canopy targets, native landscaping, green infrastructure, carbon reduction commitments, or renewable energy support.

7. Review standards and findings
   a) In addition to all other applicable standards under the Zoning Ordinance, the Township Board shall approve, approve with conditions, or deny the application based on whether the Risk Mitigation Plan:
      1. Contains all required elements in subsections 4 through 6;
      2. Provides clear, measurable commitments;
      3. Demonstrates that commitments are related to anticipated impacts and Township objectives; and
      4. Includes enforceable mechanisms for implementation and reporting.
   b) Approval may include conditions to ensure commitments are proportional and administratively feasible, consistent with the standards specified in the Zoning Ordinance.

8. Development agreement; security; enforcement
   a) Incorporation into approval. All commitments in the approved Risk Mitigation Plan shall be conditions of approval and shall be incorporated into a Development Agreement and/or recorded document, as determined by the Township.
   b) Annual reporting. The operator shall submit an annual report to the Township documenting compliance with each commitment for the prior calendar year. Reports shall be made publicly available except for proprietary or security-sensitive information.
   c) Noncompliance. If the Township determines a material commitment is not being met, the Township may:
      1. Require a corrective action plan with a defined cure period;
      2. Draw upon performance security where applicable;
      3. Pursue civil remedies authorized by the Zoning Ordinance; and/or
      4. Initiate permit/approval enforcement consistent with the ordinance.

9. Modification
   A material modification to an approved Risk Mitigation Plan (e.g., reduction in deliverables, extended timelines, or removal of a commitment) shall require approval from the Township Board in the same manner as the original Plan, unless the approving body determines the modification is minor.

M. Standards

1. In addition to the Special Land Use Decision Criteria in Section 28.03, the Planning Commission shall determine and shall provide evidence of its determinations in its report to the Township Board that the standards within this Section have been met. Failure to meet any standard may be grounds for recommendation of denial.

   a) The Special Land Use standards set forth in Section 28.03.

N. Violations and Penalties; Suspension and Revocation of Permit

1. Should the Director of Planning and Zoning, or a person designated for inspection and enforcement by the Township Board ("Official"), discover any noncompliance with the terms and conditions of this Article and/or the permit issued under this Article, and/or with any other applicable law, ordinance or regulation, the Official shall prepare a notice of this fact detailing the violations, and shall send copies of same to the Permit Holder and to the Township Board. Within 15 days following such notice, the Permit Holder shall advise the Township, in writing, whether or not it concurs that a violation exists; and, if it is agreed that a violation does exist, the Permit Holder shall immediately commence steps to remedy the violation and continue such action without delay. If the Permit Holder does not agree, it shall, within the same period of time, state the reasons for such lack of agreement.
2. The Permit Holder shall correct any and all violations on an immediate basis (to the extent feasible considering the nature of the violation). Corrections shall be made as soon as possible, and in all events corrections shall be made within a period not to exceed 60 days from the date of the violation notice unless, due to circumstances beyond Permit Holder's control, completion of the corrective measures are not possible within such period, in which event the Permit Holder may, upon approval of the Township Board, sought within the 60-day period, be given reasonable additional time by the Board within which to make the correction.
3. In the event of a dispute with respect to the existence of a violation, the Township Board shall set a reasonable time for a hearing, either before the Township Board or before a hearing officer designated by the Township Board, and shall notify the Permit Holder of the time, date and place of the hearing. The notice must be provided not less than 10 days but no more than 45 days before the hearing and is considered delivered when placed in the US Mail and e-mailed to current permit holder contact. After a review of the reasons stated by the Permit Holder for its position that no violation exists, the township may, in its discretion, include in the notice of hearing, responsive allegations with respect to the claimed violation.
4. In the event the Permit Holder has concurred that a violation exists, but has not remedied the same in a timely manner as provided for in this Section, a notice of violation shall be sent and a hearing thereon established utilizing the same form and procedure as set forth in subsections above of this section with respect to the notice and hearing on a violation.
5. At the hearing, the disputed violation, or the failure to timely cure a violation, shall be considered, which consideration may be adjourned from time to time. Such consideration shall include a hearing conducted at the meeting or meetings, and shall further include the opportunity of the Permit Holder to appear in person, or by a duly authorized representative to present argument, witnesses and other evidence on behalf and in the defense of the Permit Holder, or, in addition to or in lieu thereof, to

file a written presentation prior to the initiation of the meeting. The Permit Holder shall also be afforded the opportunity to examine individuals who have made statements or submitted other evidence supporting the existence of a violation or the failure to timely cure a violation; provided, such examination shall be limited in scope to matters relating directly to the statements made and evidence submitted. The Township Board, or the hearing officer appointed by the Board, shall likewise have the opportunity to examine witnesses who present evidence favorable to the Permit Holder. The hearing shall also include an attempt to ascertain whether the Permit Holder made a reasonable effort to prevent the occurrence of the violation, or to cure the same in a timely manner.

6. If a Hearing Officer conducts the hearing, a detailed report shall be submitted to the Township Board, along with a record of the hearing officer proceedings. The report may include a recommendation.

7. Suspension and Revocation. In the event the Township Board shall determine that a violation of this Ordinance exists, or that the Permit Holder has failed to cure a violation in a timely manner, the Township Board is authorized to take the following action, considering whether the Permit Holder made a reasonable effort to prevent the occurrence of a violation and/or cure the same in a timely manner:

    a) If the violation constitutes the first uncured violation, and/or the first failure to cure a violation in a timely manner, and the same has not resulted in damage to person or property, the Board is authorized to suspend the permit for a period of up to one month;

    b) If the Permit Holder has previously had one uncured violation and/or one failure to cure a violation in a timely manner, and there is an additional uncured violation and/or failure to cure a violation in a timely manner, and/or if any violation or failure to cure a violation results in property damages, the Board is authorized to suspend the permit for a period of up to three months; or

    c) If the Permit Holder is found to be in violation of this Ordinance on a third occasion, and/or if the Permit Holder is found to have failed to cure a violation in a timely manner for the third time, or any combination of these, and/or if there are violations and/or failure to cure in excess of three, and/or if a violation has resulted in personal injury of one or more individuals, the Township Board may, after a further hearing proceeded by a notice of grounds to the Permit Holder, suspend the permit for a period of up to one year, or revoke the permit permanently.

8. Emergency Circumstances. In the event the Township Board shall determine, in its discretion, that serious and irreparable harm and damage is likely to occur to person or property, or that an impairment or pollution of the environment is likely to occur, the Township Board may order an emergency summary suspension of the permit, which shall become effective upon service of same upon the Permit Holder. The Township

Board shall thereafter, as soon as is practical, conduct a hearing with the same notice and procedural standards set forth in the above subsections of this section pertaining to for violation hearings, to determine whether:

a) To revoke the suspension order; or

b) To continue the suspension order for a fixed period of time. Or

c) To revoke the permit permanently. The Board shall state reasons for its determination. If the Permit Holder wishes to expedite the hearing procedure, the Permit Holder may waive the advanced notice requirement and proceed immediately to a hearing. Following the entry of a determination by the Township Board to suspend the permit under this subsection, the institution of a lawsuit in the circuit court, or other court, shall not, without the order of the court, constitute a stay of the suspension. The procedures and remedial action authorized under this section shall be in addition to, and not in lieu of, additional actions the Township may seek, including the institution of district court or circuit court proceedings.

"A Community For All Seasons"

Dexter Township

Planning Commission

6880 Dexter-Pinckney Road
Dexter, MI 48130
Telephone: 734-426-3767

www.dextertownshipmi.gov

NOTICE OF WORK SESSION
of the
DEXTER TOWNSHIP
PLANNING COMMISSION

DATE: Tuesday, October 13, 2026

TIME: 6:00 PM

LOCATION: Dexter Township Hall
6880 Dexter-Pinckney Rd., Dexter 48130

AGENDA: 1) Work Session to review and discuss the draft High Resource Demand Facility (HDRF) Ordinance.

The Planning Commission will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon seven days' notice. Individuals with disabilities requiring auxiliary aids or services should contact the Office Manager at 734-426-3767 ext. 151 or officemanager@dextertownshipmi.gov

Posted at the Township Hall on Thursday, September 17, 2026
Posted on www.dextertownshipmi.gov on Thursday, September 17, 2026