

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, February 11, 2026 – 5:30 PM
Van Buren Township Hall
46425 Tyler Road**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of January 14, 2026
 Approval of minutes from the regular meeting of January 28, 2026

CORRESPONDENCE / ANNOUNCEMENTS:

- City of Belleville upcoming planning commission meetings: 02/12/26
- Sumpter Township upcoming planning commission meeting: 02/12/26

GENERAL PUBLIC COMMENT:

*General Public Comment is for items that are not under public hearing or items that are not covered by the public comment periods below for specific development projects.

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM # 1: **Case 25-041 - Project Cannoli Data Center - Preliminary Site Plan Approval**

TITLE: A request by applicant PDC AK LPIC, LLC c/o Panattoni Development Company on to construct 3 data processing and computer center buildings, 1 administrative office building and 1 network service building.

LOCATION: This site is comprised of numerous parcels with a combined area of 282.2 acres located East of Haggerty road, North of I-94 North Service Drive, West of Hannan road and South of Wayne County Community College and I-275.

- ACTION ITEMS:**
- A. Presentation from Township Staff
 - B. Presentation from the applicant
 - C. Planning Commission discussion
 - D. Public comment
 - E. Planning Commission considers Preliminary site plan approval

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
January 14, 2026
MINUTES - DRAFT

Chairperson Cullin called the meeting to order at 5:37 p.m.

PLEDGE OF ALLEGIANCE: Commissioners and the audience stood for the Pledge of Allegiance.

ROLL CALL:

Present: Budd, Grant, Atchinson, Pahle, Jahr and Cullin.

Excused: Creal.

Staff: Director Akers and Secretary Harman.

Planning Representatives: Vidya Krishnan and Donovan Smith, McKenna Associates and Paul Kammer, Fishbeck.

Applicant(s) in Attendance: Case 25-044 – National RV: Shawn Bowne of Rockford Construction and Case: 25-030 – Kirkridge Clubhouse Addition: Dave Brewer and Greg Heim of Vanston O’Brien.

Audience: Forty-Six (46).

APPROVAL OF AGENDA:

Motion Jahr, Pahle second to approve the agenda of January 14, 2026 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Jahr, Budd second to approve the regular meeting minutes of December 10, 2025 as presented. **Motion Carried.**

CORRESPONDENCE/ANNOUNCEMENTS:

- City of Belleville upcoming Planning Commission meetings: 02/12/26.
- Sumpter Township upcoming Planning Commission meeting: 02/12/26.
- Commissioner provided a statement. He sent a letter to the planning Commission earlier this week, requesting factual clarification be included in the official record of minutes regarding the Planning Commission's vote on the PUD Ordinance amendment presented in October 2024 and voted on in the spring of 2025. At the time of the October 2024 presentation when the ordinance change was discussed, it was mentioned that a data center could have been one of the potential uses. The discussion of materials provided to the Commission were focused on light industrial uses and economic development opportunities. A hyperscale data center was not discussed, described, or presented as a planned or foreseeable use of the site. The Planning Commission was not provided with information regarding the scale, infrastructure requirements or potential community impacts of what a hyperscale data center could do to the community because the information was not available. The Commission did not evaluate or deliberate on those specific impacts. Public comment at that meeting reflected only the information presented, which did not include a detailed proposal for a hyperscale data center. Commissioner wanted to place a statement into the record to ensure that this is accurately understood. This recommendation should not have been interpreted as an approval of a hyperscale data center and that use was never fully committed.

GENERAL PUBLIC COMMENT:

- Resident, Mona Norton disagrees with what's happening in the Township, behind residents backs with nondisclosure agreement signage. Resident lives close to where the data center will be going in and has done research in other states. Resident commented in Virginia one fifth of all their power now goes to data centers, so they are stopping construction of data centers. Tokyo is having blackouts and in China they are cutting people off from power. Resident is also concerned about people losing value in their homes and the effect it will have on their animals.
- Resident, Ashley Shukait, a local public health expert would like the Township officials to work for the public, not behind closed doors, not for developers and not without resident's consent. The community raised concerns about public health, air quality and safety. Families are already paying the price with asthma, heart disease and shortened life. A hyper scale data center with diesel emissions no matter if its low sulfur or not, generators and massive infrastructure will not work. Residents do not want a hyperscale data center in their neighborhood. Residents do not accept the decisions made before public hearings, they demand accountability, real community input and that the Township stops advancing the project as the community has no clear information.
- Resident, Keegan Darden informed her significant other is a disabled veteran that deals with PTSD and he is able to work through his struggles due to the atmosphere that they live in. Their home is about a mile away from where the proposed hyperscale data center will be. Resident did not sign up to live amongst a hyperscale data center that creates droning noises that impact the health of wildlife, families and the environment of the community. Resident commented we should learn from the examples of communities that are already impacted by data centers. Residents in Virginia cannot sleep at night, they're forced to sleep in the basement and put soundproofing over their windows. The data centers don't pay taxes for 5 years and the tax responsibility then falls onto the community instead of the billion-dollar corporation. In Texas there are jobs popping up from construction, but there is no available housing to residents who have to live in the area and have established a life there.
- Mayor Pro Tem, Marcie Grzywacz, City of Rockwood does not live in Van Buren. Mrs. Grzywacz came to talk about data centers and the impact it has on the residents, noting the people in the room that are upset and frustrated with what's happening in the community. Mrs. Grzywacz commented the Commission is appointed to represent their best interest and have the power and the responsibility to shape the development that aligns with the community's vision for a sustainable, livable future. A lot of the residents are asking for the Township to put a hold on approving any new data center proposals until comprehensive environmental infrastructure and community impact studies are completed and until residents are included in the decision-making process. Mrs. Grzywacz asked the Commission how many people will it take to come into the board room or the next board room, or to stand outside or to talk to the news before they listen to the people that they serve?
- Resident, Eric (last name not provided) is a new member of the community who just purchased his first home here, less than a year ago. Resident expressed disapproval for the proposed data center. When attending the informational meetings in December, there were a large number of people who attended that meeting who agreed that the

township seemed to be acting dishonestly. Communication about meetings mentioned projects rather than a data center and informational meetings were set up with piecemeal information at roughly ten stations that separated information that no one could hear. Resident informed from online, it seems the township is suggesting that there's no real way for public dissent to lead to shutting down proposal, even by way of moratorium due to already being an agreement. Resident finds it interesting that places like Augusta, Howell and Northville listened to their citizens before entering into agreements. Resident implores the Planning Commission and elected officials to do the right thing, to remember that money, including money taken from taxes, cannot be taken from us, cannot be taken with us when we leave this earth. The right thing to do is to say no to this proposal.

- Resident, Chad Zurney commented we see these tech companies and the developers of these data centers go to community after community with proposals. There's a laundry list of communities in Michigan and the US where data centers have been proposed. They're trying to take advantage of our community and our state. The data centers offer no real benefit to the community. It's essentially a warehouse with less than 100 people working in it to keep operations going. Resident strongly urges to use whatever power the Commission has to either stop the data center outright or to have a moratorium.
- Resident, Sue Lucero has lived in Van Buren Township since 1992. The thought of having the data center right across from her scares her. There haven't been enough studies to know the impacts on our community and environmental health. The data center will not produce any economic value to our community and it allows for a tax break. Resident really doesn't want to be forced out because of bad choices. Resident thanked the Planning Commission for listening and implored them to vote against this.
- Resident, Tracy Osborne lives on the property right behind where the data center is going to be. The big building is going to back up to his property and he is really concerned specifically with the low frequency noise. Resident knows the Township code has violations and an ordinance for decibels for sound at the property line but he thinks a further study needs to be done on low frequency noise. It's not measured with typical decibel meters and the resident believes it would violate the vibration code. Resident is concerned that it's going to affect his sleep because it's going right behind his property. Resident doesn't think it adds new value to the community, except for the tax base. Residents' daughter has special needs and he's not sure how the low frequency noise will affect her. Resident wants the commission to take that into consideration.
- Resident, Kim Stakley has lived in Van Buren since she was 14 years old, her front window will be facing the data center. The neighborhood has a lot of retirees who are on a fixed income. They've shown a lot of concern and come to her because she's younger and speaks up for them. A lot of them have health issues and the neighborhood has single level housing that is easy for them to access. To get up and move for her would be easy, but not for them. Residents' concern comes from the heart, her neighbor's hearts are in their homes and they can't move and resident doesn't want to move.
- Resident, Monique Kurkowski, commented the proposed hyperscale data center will be in her living room window. Resident is asking the Commission to not allow this to happen, to remain true to the fact that buildings should not be that large in a residential community and that level of power should not be in a residential community. Resident is asking the Commission to consider ordinances that will disallow nuclear power, she

believes this is where this will be going in our community. Resident is asking to have transparency, there are economic funds that sometimes benefit from projects like this. Resident is hoping the community has a say in how that money is distributed and is hoping that the people who stand to gain from it are those who are impacted by it, within a mile or two. It should not go to parks 15 miles away or anywhere else, it belongs to the people who are directly impacted and whose property values are impacted. Give us a tax break, we don't deserve to pay taxes when we don't have a say in how our community is ran. Resident thinks some people in this township have allowed that to happen and the way it came through was sneaky, the community was not told it was hyperscale.

- Resident, Casey Gomia asked to use her time to be silent since that's what the residents got from the Township for the last few years on all the planning that was happening. Resident commented the community is waiting, waiting for you to show up for us. Waiting for you to do your job. Resident urged everyone to please do something, show up to meetings, help us and help yourself.
- Joe Sears of Westland has been involved in site selection and development for real estate and data centers in the past. Mr. Sears question to the Commission is what analysis is being presented or have you done in terms of freshwater consumption, that these large data centers require? And what does that do to the environment long term? Also, when an if this data center gets built and becomes operational, what is the drain on the power grid in this area for the residents? When the power goes out due to large storms that are increasing in frequency who is going to get their electricity turned back on first, the data center or the residents? Mr. Sears commented he doesn't think DTE Energy has been transparent about anything in regard to any of the data centers that are going up in the state of Michigan. DTE has raised rates multiple times over the last 4 to 5 years.
- Resident, Courtenay Hall commented her biggest issue is transparency and due diligence. Resident is from Willow Run she bought her home in 2013 as a first-time homebuyer. Afterwards she found out the Willow Run Airport was expanding, it has impacted her house and her neighbor's homes. The flight patterns and the expansion accommodated larger aircrafts, those aircrafts are shaking her home and the homes of her neighbors. Resident knew nothing about it when buying the house and knew nothing of the hazardous waste dump in the township. Now data center is coming to the community and she knew nothing about that as well. Resident commented there seems to be a pattern of, not informing the public of things that can impact them. Resident commented you know, the difference between US signal and a hyperscale data center. Resident is asking for due diligence when it comes to hyperscale data centers.
- Resident, Dee commented he will be greatly affected by what's happening and he has a six-day old baby that will be living extremely close to the data center. Resident inquired how do they get the couple their power resources and not be regulated because it's not a power plant, it's a data center? The plant is just a little side piece of it and his understanding is the regulations don't really affect that. Residents other concern is if you play back the video from the last Q&A meeting, there were a lot of the answers that are "I don't know". Resident asked them to play back the video and then think about whether they're making an informed decision for the people that live here.
- Resident, Sanjay Singh commented in addition to the study that you're doing on how the data center impacts our community, as well as the financial impact. He would like to see

what evaporating 2 million gallons of water will look like and how it impacts traffic. Will it create fog and problems with traffic accidents. It is very important for us and the community at large to understand what that looks like.

- Resident, Monique Kurkowski asked for transparency on Aerotropolis and its activities in the community. If they are the agency that is selling the property to companies to be lured to come to our township, we should have more to say about what activities Aerotropolis does. The township pays \$25,000 annually in dues. If there's a portion of percentage of business sold or whatever extra money they earn, she would vote that it doesn't happen any longer. Resident commented she knows there has been a lot of discussion about pollution and what it does to the water is curious to know what does it look like vertically with all of that evaporation? Is the evaporation in a big cloud like seen in nuclear plants and why do we want that in our neighborhood? Resident hopes that's evaluated as well, because it's another form of pollution.
- Resident, Ashley Shukait commented she want to make note for anybody else that can stay for agenda item four about the hotel ordinance. She thought this was resolved in 2022 when she discussed how impacted our community is by the housing affordability crisis. If anyone can stay to make a comment about how we should not be removing people from a hotel after 30 day stays when there is no shelter or shelter for domestic violence.
- Resident, Adam (last name not provided) attended the open house in December to learn more about the data center project. Resident is vehemently against this project. Resident had a lot of questions about the closed loop water system. There was no discussion about and he felt concerned about that. He talked to DTE, they gave roundabout answers about how electricity and power will be provided if the infrastructure for power isn't there. Resident asked other neighbors who were there, how did they hear about this? Most people did not get a mailing invitation or hear about it and he happened to stumble upon it on Facebook and learned about the Open House. Resident is concerned about transparency and for those who live in the area.
- Resident commented the data center has no ties to our community and the company has never built a data center. Resident wants to know if there is any discretion used when deciding who can buy a property here, who you sell property to and who you will let do business in our community. Is there any discretion used or is it that we have to follow the law. Resident commented that local laws can be challenged and the community will stand behind the Township if they willing to fight for them.
- Resident, Brian Loranger, lives in the township and has a business in the city. Resident expressed concern of whether it is going to be a closed loop system, or if they're going to drain into Edison Lake. Inquired what are our guarantees and if you put 3 million gallons of water into a lake every single day, how does that change that environment? What does that do to his home's value? Now? They're taking 12 inches out of a 42-inch main, how does that affect his water pressure. Their demand is every single hour. What happens to our high demand areas?
- Resident, Ken Kurkowski inquired about a comment made at the beginning of the meeting, that something was done in October 2024. If something was done in 2024 and it's been changed and wasn't proposed for this, something will have to be revised. If this was changed and not for a hyperscale data center, it shouldn't have to be looked and felt across the state. Resident was here when DTE said they use X amount of power given to the state. They're supposed to be ten gigawatts, the math they presented didn't add up

and he didn't have an answer for that. The answer is they put in modular nuclear sites. Resident does not want that here and is concerned our ordinances and zoning might not stop it because we're behind these companies here. Resident called to find out what size power grid that they're going to put and they told him they have to speak with the project manager Ron Akers. Resident commented we need to think about how they're going to power this, if they already have plans and they might expand, that's not good.

- Resident inquired what is the correct forum to have questions answered? Director Akers informed if residents have questions or comments, his phone number is on the township's website and that's where any information about the project is. The studies that were talked about and specific questions that are not addressed, will be uploaded to the website. Resident commented if you are all elected into these positions to represent the concerns of this community and those community concerns are not being represented, what is the job that you guys are doing? What responsibility do you have to all of us to represent our concerns and to address the things that we're concerned about? Resident commented there's not enough information to understand how the data center is going to impact our community and our environment.
- Resident, Sharon Courter has lived in the township since 1960 came to the meeting because she didn't know very much about the data center and wanted to learn more. Resident asked the Commission to be careful when making their decision. Resident expressed concern that she heard they've already asked for an expansion and from what she's hearing it's going to be hard to stop them. There are data centers in Virginia, where they said that they take more electricity than the entire city and another lady said the noise was so bad if they lose power due to their backup generators and she can't sleep at night. There was talk about the data center backing up to a residence with a handicapped child. Resident thinks there's going to be noise there and they're not going to like it.
- Chairperson Cullin thanked the audience members for their comments.
- Vidya Krishnan of McKenna Associates provided a few points of clarification. Director Akers is the Municipal Services Director and an employee of the Township it is his job to review every application that comes across his desk and respond to every applicant who reaches out to him. Director Akers is not a project manager he is a staff member doing his job and he does not have any voting rights. Staff members including planners, engineers and the recording secretary do not have any voting rights, the voting power rests with the appointed officials who are appointed by the Township Board. The last clarification, is the misstatement made by the Commissioner at the beginning of the meeting. An ordinance was adopted in 2024, which was called Planned Unit Development (PUD). The ordinance has nothing to do with a data center. That particular ordinance was adopted in order to address complex properties where there might be a mix of uses. That ordinance did not allow for any use that is not already permitted in the zoning ordinance. That ordinance merely said that a PUD can be developed on properties that are already zoned C-1, C-2 and OT (Office Technology). It in no way, shape or form were hyperscale data centers added in as a permitted use.

Commissioner informed this is general comment, not the time for questions and answers. The right time will be when the data center is on the agenda at the 2-11-26 Planning Commission

meeting. Commissioner recommended closing the general public comments and moving on to Public Hearing Item #1.

Motion Jahr, Atchinson second to close general public comments. Motion Carried.

PUBLIC HEARING:

ITEM #1: MROD, MIXED RESIDENTIAL OVERLAY DISTRICT AND MRD, MIXED RESIDENTIAL DISTRICT ZONING ORDINANCE TEXT AMENDMENT.

TITLE: CHAPTER 6 IN ARTICLE 6: MROD, MIXED RESIDENTIAL OVERLAY DISTRICT AND SECTION 3.122 MRD, MIXED RESIDENTIAL DISTRICT.

Motion Jahr, Atchinson second to open the public hearing. Motion Carried.

Resident, Courtney Hall inquired if this is about the missing middle housing. Vidya Krishnan informed yes, the missing middle housing study was part of the grant requirement, you have to have actionable items in your zoning ordinance. This is providing an update to the Planning Commission. Vidya Krishnan inquired if the Commission would like to have Donovan Smith of McKenna Associates provide the presentation as part of the public hearing. Commissioner informed the presentation is Item #3 on the agenda which will have a public comment section after the presentation.

Motion Budd, Jahr second to close the public hearing. Motion Carried.

NEW BUSINESS:

ITEM #1: CASE 25-044 – NATIONAL RV – TEMPORARY LAND USE.

TITLE: A REQUEST BY GABRIELLE SELVIUS, REQUESTING A TEMPORARY LAND USE PERMIT TO SETUP A TEMPORARY OFFICE TRAILER.

LOCATION: THE SITE IS LOCATED AT 44700 N. INTERSTATION 94 SERVICE DRIVE.

Director Akers gave the presentation. National RV is seeking a temporary land use permit for an office trailer at 44700 N. I-94 Service Drive. The use is proposed to be from 12-10-25 through 12-10-26. Per Section 7.120 of the Zoning Ordinance, temporary land uses that operate for more than seven (7) consecutive days require Planning Commission approval. National RV had a fire a few months ago and in order to continue operations on site they are requesting to have the trailer on the site. The request was reviewed by the Township Fire Marshal and it was found compliant and provided the following comments: no propane was to be used on the site, they have to maintain fire access during demolition and construction to include parking vehicles. They are required to have fire extinguishers as part of the permit of the plan and the gas generator to the trailer needs to have exhaust that is 12-feet or longer. Director Akers recommends approval of the temporary land use application.

The applicant was not present.

Commissioners had the following questions and comments:

- Commissioner commented there is a trailer on the site right now, what is that? Director Akers informed he believes they were granted a 2-week temporary land use approval until it could be brought before the Commission.
- Commissioner commented the whole west end of the property has been cleaned out and there was a trailer sitting there.
- Commissioner commented he would be willing to grant the 1-year temporary land use permit, but understanding that this has to be to allow reconstruction of the main building. If the applicant returns for an extension, they are going to need to show active progress on getting the building rebuilt. The Commission isn't advocating for an RV sales lot out of a trailer. Director Akers has spoken with the applicant and the architect, they are going to be working on renovations, repairs and updates so that should be moving forward.
- Commissioner inquired if it is a complete demolition? Director Akers informed he believes the back half of the building is going to be completely demolished.
- Commissioner inquired if a site plan will come before the Commission? Director Akers informed yes.

Shawn Bowne of Rockford Construction arrived late due to the weather and gave a brief presentation. The entire building will be demolished and rebuilt up to the current standards. Their in-house architect is working with staff to ascertain exactly what they are looking for. Looking at Kenworth next door there is a lot of glass, they are hoping they can give staff and the Commission what they are looking for. National RV has been a pretty good neighbor for over a quarter century and would like to be here for another quarter century or more and they are a family-owned business. When construction is done it will comply with all the requirements of Van Buren Township and hopefully bring more customers to the area. Demolition will start next week and the concept drawings have already been started, when they are submitted for review the Commission will see renderings of what the building will look like. Mr. Bowne informed they will take all input and comments and he was present to answer any questions.

- Commissioner inquired what is the construction schedule? Mr. Bowne informed they are planning to have the design drawings finished by the end of April. When the design drawings come in, they will submit a set of plans for critique and adjustments. The one entity they are concerned about is Wayne County. They are using Nederveld Engineering out of Ann Arbor and they deal with Wayne County frequently. They have a few contacts that they hope will facilitate a quick process with the County. There are different ways that they can open the green buffer areas and detention areas that Wayne County and Van Buren Township require. There is a pond in the back of the site and a drainage ditch that runs across the center of the property. The finish of the construction is scheduled for the 28th of December. The trailer is a 65x24 and it will have a deck on the outside. Mr. Bowne has received permits to tie in water and sewer to the trailer, which will be there until about 2-weeks before Christmas. The existing signage will remain and there will be signage on the trailer.

- Commissioner inquired if the trailer is for a sales office? Mr. Bowne informed yes. Commissioner inquired if there will be an additional trailer for work? Mr. Bowne informed he doesn't think that they will need that much, they have an office out of Detroit. A small trailer may be seen in the back. Once the sales trailer is in place, they don't plan to move it. There will be a full-time superintendent on site and more than likely a project engineer three quarters of the time. When the demolition starts there will be a temporary security fence around the property. They will move it as necessary to maintain a safe zone around the demolition zone. The demolition will take about 4 and a half weeks to be complete. There were a few vehicles that were damaged in the fire inside the building, those are going to be hauled off, the majority of the material will be crushed and hauled off site. The steel will be brought back to recycle. There will be a month and a half of a flat site, it will be filled with sand and topped off with 8 inches of 21AA fresh concrete.
- Commissioner inquired is the one-year temporary land use expected to be sufficient for the amount of time the trailer will be on the site and is the trailer that is currently on site going to be the same one that is there for the next year? Mr. Bowne informed yes that is the trailer and they plan on removing the trailer prior to Christmas. There will be one modification to the trailer of a deck and porch out front with handicapped access.

No comments from the audience.

Motion Jahr, Grant second to grant the applicant, National RV, request for a temporary land use permit to setup a temporary office trailer, located at 44700 N. I-94 Service Drive, based on the analysis and subject to the conditions detailed in the staff letter dated 1-6-26 with no other notes or conditions.

Roll Call:

Yeas: Atchinson, Grant, Budd, Pahle, Jahr and Cullin.

Nays: None.

Excused: Creal.

Motion Carried.

ITEM #2: CASE 25-030 – KIRKRIDGE CLUBHOUSE ADDITION – FINAL SITE PLAN APPROVAL.

TITLE: A REQUEST BY VANSTON O'BRIEN INC. ON BEHALF OF OWNER SUPREME MANAGEMENT, LLC OF KIRKRIDGE PARK COOPERATIVE, TO CONSTRUCT A 2,548 SQUARE FOOT ADDITION TO AN EXISTING CLUBHOUSE FACILITY AND DEMOLITION AND RECONSTRUCTION OF A MAINTENANCE GARAGE.

LOCATION: THE SITE IS LOCATED AT 8205 KIRKRIDGE DRIVE.

Director Akers deferred the presentation to Vidya Krishnan of McKenna Associates.

Vidya Krishnan of McKenna Associates presented her review letter dated 12-17-25. Vanston O'Brien Inc. proposes a 2,548 square foot addition to the existing clubhouse community building, as well as demolition and reconstruction of a maintenance garage on the Kirkridge Park

Cooperative grounds. The 28.96-acre site, located on the east side of Kirkridge Street, between Ecorse Road and Tyler Road, hosts an existing multi-family condominium development. The site is current zoned RM (Multiple Dwelling Residential). The applicant received preliminary site plan approval from the Planning Commission on 10-22-25, subject to several conditions. All of the conditions of preliminary site plan approval have been met at this time. McKenna Associates recommends the Planning Commission grant final site plan approval for the clubhouse building to be located at 8205 Kirkridge Park Drive.

Paul Kammer of Fishbeck presented his review letter dated 12-17-25. Fishbeck recommends the Planning Commission grant the Kirkridge Park Cooperative clubhouse addition site plans dated 11-6-25, final site plan approval. The applicant should review the comments listed in the review letter as well as the plan and design requirements listed in the Township's Engineering Standards Manual and revise the plans accordingly.

Director Akers presented the Fire Department review letter dated 11-25-25, recommending final site plan approval. The existing hydrants are sufficient to meet the required fire flow and spacing requirements for both buildings. The existing access is compliant with Section 503 of the IFC.

Dave Brewer and Greg Heim of Vanston O'Brien gave a brief presentation. The parking lot is existing and there are a tennis court and a small ballfield on the site that provide recreation activities that would not be in the building. They also have their meetings in this building and there are elderly people that live at the site that might drive back instead of walking the whole way, the additional parking is needed. Mr. Brewer and Mr. Heim were present to answer any questions.

Commissioners had the following questions and comments:

- Commissioner commented in regard to the rain gardens part of the maintenance is to not mow them when they are dry. Mr. Brewer informed there is maintenance for the rain garden listed on the site plan. Greg Heim informed for the rain garden there is a statement about the cleaning of sediment on the site plan and it is all part of the soil erosion plan. Mr. Brewer informed that related to the existing water and sewer line the addition goes over top of it and they will be adhering to all building codes as to what needs to be done.
- Commissioner inquired does the applicant feel that staff has adequately answered all of their questions and concerns on this project? Mr. Brewer informed yes.

No comments from the audience.

Motion Jahr, Grant second to grant the applicant Vanston O'Brien on behalf of owner Supreme Management, LLC of Kirkridge Park Cooperative, final site plan approval to construct a 2,548 square foot addition to an existing clubhouse facility and demolition and reconstruction of a maintenance garage, site located at 8205 Kirkridge Drive, based on the analysis and subject to the conditions detailed in the McKenna letter dated 12-17-25, Fishbeck letter dated 12-17-25 and Fire Department letter dated 11-25-25 with no additional notes or conditions.

Roll Call:

Yeas: Pahle, Atchinson, Grant, Budd, Jahr and Cullin.

Nays: None.

Excused: Creal.

Motion Carried. (Letters attached)

ITEM #3: MROD, MIXED RESIDENTIAL OVERLAY DISTRICT AND MRD, MIXED RESIDENTIAL DISTRICT ZONING ORDINANCE AMENDMENT.

TITLE: CHAPTER 6 IN ARTICLE 6: MROD, MIXED RESIDENTIAL OVERLAY DISTRICT AND SECTION 3.122 MRD, MIXED RESIDENTIAL DISTRICT.

Donovan Smith of McKenna Associates gave the presentation providing a PowerPoint display. Mr. Smith has been working with the Township for the past two (2) years on the housing readiness incentive grant and the objective of the grant is to support communities in making changes and updates to their zoning ordinance as it relates to housing in support of housing stock, affordability and housing matters. The objective looked at the current Master Plan and the goals and objectives to identify ways to incorporate some of the goals into the ordinance in support of housing and the housing readiness tools. There are two (2) zoning ordinance text amendments: Mixed Residential Overlay District (MROD) and Mixed Residential District (MRD) and updates were provided to the permitted use statement. Throughout the process, several objectives were identified based on input and in looking at the ordinance, our goals and the goals in the current masterplan. Mr. Smith's goals are to provide an adequate supply of housing for new and existing residents, to provide housing that allows residents to age in place, cultivating vibrant neighborhoods with a mix of uses, sense of community and high design standards, developing additional zoning districts or regulations to accommodate compatible housing within and near commercial areas, while also aligning with the objectives of the State of Michigan Housing Plan, where applicable.

Mr. Smith discussed strategic program objectives which included: Van Buren Charter Township goals, residential goals, mixed use goals and commercial goals. An Open House was held on 10-30-25 where the goals that were identified were discussed and conceptual vision sites were presented. The Conceptual Vision Sites are: Lakewood Shopping Plaza, corner of Tyler Road and Belleville Road (Ford Land) and Martinsville Multi-generational.

Vidya Krishnan informed the MROD is an overlay district and it is not going to be on the zoning map like the BROD is. Someone has to actively request a rezoning and the Planning Commission and the Township Board will have to decide whether they're okay with allowing for that overlay to go in. This overlay district has much higher design standards than the BROD. One of the key things the Planning Commission pointed out at their last discussion of the MRD district (mixed residential district) was they wanted to make sure that nobody's using this as a backdoor to put in higher density on a parcel. Any development that comes under an MRD rezoning needs to have minimum three (3) different housing types and 30% of each. The ordinance has all of the corrections that were recommended at the last discussion in order to put in the safeguards that provide for the missing middle housing without compromising on the density. The conceptual plans that were presented are only a vision. This is not how the parcel will be developed, they

are just to give an idea, since these were sites that were identified as priority redevelopment sites by Township residents in the Redevelopment Ready Communities (RRC) plan.

Commissioners had the following questions and comments:

- Commissioner inquired if the MROD will show up on the zoning map once it is applied. Vidya Krishnan confirmed yes. The Planning Commission had inquired what happens if someone asks for a parcel to be under the MROD when it is already under the BROD. Mr. Smith informed the MROD is a floating zoning designation, you would overlay them both, the most restrictive regulations would stand. Commissioner inquired we could go ahead with residential in the BROD district if we put an MROD over it. Vidya Krishnan confirmed yes. The floating overlay is a newer concept, that allows the municipality full control over where they would like to place the overlay.
- Commissioner inquired if granting done by a formal zoning request? Yes.
- Commissioner inquired how many people responded to the survey? Mr. Smith informed 63 responded to the survey and there were 25 to 35 in person that came to the open house. The comments are summarized in the packet. The drawings are only conceptual to establish a vision and identify how to get there.
- Commission inquired if there has to be 30% of each minimum, depending on housing type? Vidya Krishnan informed the 30% was intended to reflect the total number of units.
- Commissioner inquired if the MRD is a standalone housing residential zone housing type, is this intended to be truly a standalone mixed residential district, or does it pyramid from other residential designations? Vidya Krishnan informed it is truly a standalone mixed residential district.
- Commissioner commented do they require rezoning? Vidya Krishnan informed both will require a developer to request rezoning, which will go to the Township Board and a rezoning request will not condition it being granted unless it is in line with the future land use map.
- Commissioner inquired if there is another section in the ordinance that talks about screening between adjacent zones and inquired does our ordinance need to be updated to account for the MRD new zoning type? Vidya Krishnan informed them that they have already added a footnote that says greenbelts shall be provided and that all property lines are in conformance with the requirements of section 10.103(E) of the ordinance, she will take a look at the table to see if MR needs to be added since MR is a whole new district.
- Commissioner inquired if the ladder truck is able to cover 65-foot height? Director Akers informed yes and in higher buildings, fire suppression has to be provided along with firewalls, fire doors to slow the spread of fire. Vidya Krishnan informed the height is less than what the ordinance currently allowed for a multiple family high rise. Commissioner commented 5-stories is a small tower to get anything above that takes away the small-town feel. Thinks the Commission should take a look at changing that. Commissioner inquired if fellow Commissioner felt the height in this was a concern. Commission felt that this is the right scale if it's a mix with other residential. Director Akers informed the max height for a multiple family high-rise is currently 150 feet. Commissioners would like to take a look at the RM District ordinance in the future for possible revisions.
- Vidya Krishnan commented the proposed height is less than what it is currently allowed.
- Commissioners are ok with the building height.

Comments from the audience:

- Resident and her husband were married in 1980, they looked for a house in Canton. The thing that turned her off about Canton was the traffic and the roads. They came to Van Buren because the community was quiet and a rural community. The presentation was really good, but there was a contradiction in there. We're going to keep it a rural community, but we're going to have a data center and we're going to add all these hotels and extra community things so people don't have to drive very far. Resident inquired did you ever stop to think who's going to live in these houses, are they going to have cars and are they going to increase the traffic? Why do we want and why can't we ever just let it be. Resident hears police sirens in my community she never did before. Resident has a lot of friends that are our older and they can't afford to live in these senior centers as they need the money because their children are struggling. What are you guys doing for this rural community? Resident doesn't expect any answers as she knows we don't have any.
- Resident, Casey Gomia commented she is passionate about having walkable communities. Resident thinks that this addresses a lot of concerns about walkable communities. Resident inquired where is the parking and are people from outside of that neighborhood going to be able to go to these businesses as well and where will the additional parking for that be? Resident appreciated seeing the presentation, she remembered doing the survey and mentioned it at the last board meeting about not having heard what happened to all of those opinions and questions.

Commissioners and staff had the following comments:

- Vidya Krishnan informed with regard to the MROD parking, that is the district where there will be residential and commercial, anybody who wants to develop that will have to submit a full site plan that needs to come before the Planning Commission for approval. If they don't have the required parking for what they are building, they cannot build it and the underlying zoning for the MROD is already commercial. The MRD is residential, whoever lives there will be able to park there, it's strictly for the residents.
- Commissioner commented for any new developments we have to go through a long process with regard to traffic analysis, the Commission has to be convinced that the traffic is going to be manageable. If a developer were to bring a project before the Commission that would severely impact the traffic due to the size, there would be a traffic studies and they are held to a very high standard.
- Commissioner inquired in the commercial district we don't allow residential with commercial right? Vidya Krishnan confirmed, we do not. Commissioner inquired the MROD would allow for that? Vidya Krishnan informed yes in the MROD and even in the BROD there are some gateway sections at the core sub area, south of Tyler Road. Both districts have different design approval standards and different uses, the gateway area does permit some residential because there already is residential in that area (trailer park, senior housing development and single-family residential homes).
- Commissioner commented with the MROD in regard to the Tyler and Belleville Road corner. If they did what was shown in the graphic there would be 4 corners of parking lots, is there any way to make a park like relief area. If it is going to be walkable, we need areas where people can congregate and meet outside of the people who live there. Vidya Krishnan informed that can be part of the development itself, whenever the parcel is

developed. Commission inquired in the overlay zoning that is written what would require a developer to do that rather than maximize their site?

- Commissioner inquired if subdivisions in the MRD would ever be divided as a classic subdivision or they would be a PRD, the reason for asking is the Planning Commission gets to approve the locations of the parks. Director Akers informed the Commission will probably never see a classically platted subdivision again because the process is much lengthier and costly than a traditional site condo, they could see a condominium site plan proposal that comes before them that is not a PRD.
- Commissioner commented the Township owns the property at the corner of Tyler and Belleville Road, can the Township continue to own that corner and say it is a park now as opposed to selling it and start to establish those notes now? Director Akers informed yes, the Township is under contract with Giffels Webster to help the Township figure out what to do with the property. They have an entire scope of work that involves public engagement, they've done some open houses and they are trying to help us identify public spaces, there is a market study going on and a scope of work that is in the process of being done on the property.
- Commissioner inquired do we any have control over how an MROD would be laid out? Vidya Krishnan informed yes, when someone requests to rezone to MROD the Commission would have the ability during review.
- Commissioner commented on the front street entrances, it was mentioned having the buildings closer to the front to see what they are and having the parking behind, where would the entrance be? Mr. Smith commented the primary entrance would be street facing, with a rear secondary door to access the parking areas.
- Commissioner is ok with recommending to the Township Board as long as the edits can be made and taken directly to the Board. Vidya Krishnan summarized the edits, the edits to the MRD to make sure that the MR District was added to the screening matrix to protect the properties from other residential properties, also to be assured where the ordinance says 30% of each building type, it is the total number of dwellings. The MROD didn't have any changes, she will make sure MRD edits are included.

Motion Jahr, Atchinson second to recommend the Township Board of Trustees adopt the proposed amendments to the zoning ordinance text in Chapter 6 in Article 6: MROD, Mixed Residential Overlay District and Section 3.122 MRD, Mixed Residential District as described in the McKenna letter 1-7-26 with the additional condition that the edits described as the end of Mrs. Krishnan's presentation are applied, this motion is to support the development, diversity and creation of affordable residential housing in the Township.

Roll Call:

Yeas: Grant, Budd, Atchinson, Pahle, Jahr and Cullin.

Nays: None.

Excused: Creal.

Motion Carried.

ITEM #4: HOTEL ORDINANCE DISCUSSION #1.

TITLE: DISCUSS PROPOSED HOTEL AMENDMENT.

Director Akers gave the presentation. The Township Attorney has recommended an amendment to the Township Zoning Ordinance to address issues that we have had enforcing provisions of our ordinance. The section that has been recommended for amending is section 5.122(c), which addresses the amount of time a person can stay at a hotel. The recommendation is amending the language to state the following: No person shall occupy or use as a guest or tenant or be permitted to occupy or use as a guest or tenant any hotel, motel, or similar accommodations for more than thirty (30) days in any one (1) calendar year, unless kitchen facilities are provided. There have been concerns with the courts in establishing what a permanent residence means and it has made enforcement of this item more difficult. Director Akers did reach out to the Prosecuting Attorney to provide more context and she indicated the main purpose of the change was staying long term at some of the hotels has safety issues due to living in unsanitary conditions and fire hazards due to long term stays without kitchenettes. Director Akers did ask who the citations would be issued to and it was clarified they would be issued to the hotel owner.

Commissioners had the following questions and comments:

- Commissioner inquired is this for consecutive stays, or 30 days out of a calendar year and are we punishing for a regular guest? Commissioner commented it the language doesn't seem to make sense. Commissioner commented what is the intent, is for homeless people to not stay there longer than 30 days. Commissioner believes the original intent was because of covid. Director Akers informed he can pass along comments to the Prosecuting Attorney, he knows there have been instances where people have stayed longer term and the hotel conditions have become unsanitary. There have been instances where they have had to condemn entire floors.
- Commissioner inquired if a hotel or motel owner kept their premises clean, no one complained about it and people stayed for forty-five (45) days, would this be an issue?
- Commissioner inquired are we speculating that the business owner called the police because people had been there for 31 days and is asking police to take them and we did not have the ordinance? Director Akers informed no, the business owner can cite them for trespassing on his own. What has primarily brought this forward is some of the health hazards.
- Commissioner commented this seems like an owner issue of them allowing people to stay long-term and them not maintaining the property.
- Commissioner commented is someone saying that it is their permanent residence and they have rights and the hotel owner can't remove them? Director Akers is unsure, he does know there have been some people that have changed their addresses.
- Commissioner commented the owner can tell them to leave it is not an apartment complex where they would have to evict them.
- Commissioner commented why are we discussing this then? Fellow Commissioner commented it is a health safety and welfare issue that falls under the tenants zoning ordinance. Commissioner commented it is more of a code and still doesn't see how you can limit the amount of time. Director Akers inquired if it would be better for the

Commission if he took it back to the Prosecuting Attorney to write a memo addressing it specifically. Commissioners confirmed, yes.

- Commissioner thinks it is the wrong thing to do right now in the middle of a housing crisis. There was a 2 billion cut to health and human services federally. Commissioner doesn't think this is the right thing to do and agrees that it is the owner and there are other legal methods.
- Commissioner inquired why would you want to give a ticket to a guest of Van Buren Township and it's the responsibility of the owner of the hotel. There isn't anything in the language about what the kitchen facility is, it should have a better legal memo and there needs to be some justification. Director Akers will take the comments back to the Prosecuting Attorney and bring this back to the Commission at a later time.
- Commissioner proposed for staff to give a comparison of surrounding communities to provide insight.
- Commissioner commented all communities have the same issue.

Comments from the audience:

- Resident, Ashley Shukait commented she actually thought this was addressed in 2022. Resident runs a prevention program, does a lot of community health work, has a food pantry and also works at state and national levels. Her primary focus is individuals with self-infused disorders and other types of health issues, she deals with a lot of unhoused communities specifically in this area where we don't have the resources, there are no shelters. In Washtenaw County it takes 6 months to get onto a waitlist for the overnight shelter and Wayne County has no shelters, no openings and no waitlist. Often individuals stay in the hotels without kitchens because they are cheaper. When this came up in 2022, rosters were being provided to evict those that were staying over 30-days. Resident came to the Board, offered resources, she comes to the hotels to talk to those in need, goes over health intakes and gets them into treatment. In the last 3 years she thought this was done, had heard a few complaints but she knows that there are some problematic people that the hotel owners have to deal with. Resident was blindsided seeing this on the Planning Commission agenda, in 30 days you can't even get the housing intake team to come out. The shelter situations in Wayne County are horrific. The ordinance isn't helping when there is no solution and there were just more funding cuts. This is a hotel management issue. Resident hopes we can go back with this information and informed this is not enforced anywhere else.

GENERAL DISCUSSION AND UPDATES:

Commissioner informed the Tri-Community Planning Commission meeting is scheduled for 1-29-26 at 5:00 p.m. in the Belleville High School cafeteria. The City of Belleville is also working on their Master Plan update and for anyone that is part of the local community and they are soliciting feedback from members of the community.

Director Akers informed the next regular Planning Commission meeting is scheduled for 1-28-26. There will be a public hearing for El Car Wash, final site plan review for the Stellantis project and cul-de-sac lanes discussion.

Director Akers thanked Vidya Krishnan for providing comments of clarification on his role at the Township. Director Akers clarified a couple items, there was a comment about DTE Energy and them referring to him, the items and questions that are project specific he has asked them to forward them to him because he is trying to document them and put them on the website so there is no confusion and to make everything consistent. Director Akers did talk to DTE because the question that was posed to them, they should have been able to answer that and not have it directed to him. To clarify the proposal is not submitted as a PUD it is a site plan approval. The Data Center proposal is scheduled to be before the Planning Commission on 2-11-26. There is an FAQ website, the Township shared it on social media, it is also on the front page of the Township website. Director Akers encouraged everyone to keep an eye on it as they will be posting information on that page. Director Akers has asked for representatives from DTE, the Township attorney and Township Fire Marshal to be present at the meeting.

Commissioner comment their final submission for preliminary site plan is public information and asked if it can be posted on the website? Commissioner will receive the final submission for preliminary site plan for review. Director Akers informed they are not usually posted until the Thursday before the meeting, the drawings will go on the website and he will make sure the Commission has them by 2-4-26.

Commissioner asked if there is a way to put a link out on FaceBook to answer questions and comments from some of the statements that were made at the meeting tonight? A lot of those questions and comments are answered on the FAQ. Director Akers informed he did put the information on social media a few hours before the meeting.

Commissioner commented that the take from a lot of the residents today was that it hasn't been truly transparent, they are forming their own opinions based off of other projects and doing their own homework. The earlier we get the information out the better. Commission commented earlier the comment was made that we cannot do a moratorium since it was already submitted. Is that do to the lack of early on transparency or was there not enough information provided. Director Akers informed they field questions from developers and didn't know this was going to be submitted. Vidya Krishnan informed as the consultant she starts with taking the plan apart and informed that you don't always know what they are proposing. Director Akers will put more information into the frequently asked questions.

Resident, Casey Gomia, commented she noticed on the FAQ that as a part of the review process we are able to get an outside study from someone not having really high stake in the project. Commissioner inquired if a traffic study may be submitted and staff will do the review. Paul Kammer informed Fishbeck does an independent review of everything they submit.

ADJOURNMENT:

Motion Grant, Pahle second to adjourn the meeting at 9:15 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
January 28, 2026
MINUTES - DRAFT

Chairperson Cullin called the meeting to order at 5:30 p.m.

PLEDGE OF ALLEGIANCE: Commissioners and the audience stood for the Pledge of Allegiance.

ROLL CALL:

Present: Budd, Creal, Pahle, Jahr and Cullin.

Excused: Atchinson and Grant.

Staff: Director Akers and Secretary Harman.

Planning Representatives: Vidya Krishnan, McKenna Associates and Paul Kammer, Fishbeck.

Applicant(s) in Attendance: Case 25-015 – Project Venture: Manny Torgow and Zach Bianchini.

Audience: Nine (9).

APPROVAL OF AGENDA:

Motion Budd, Creal second to approve the agenda of January 28, 2026 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

None.

CORRESPONDENCE/ANNOUNCEMENTS:

- Tri-Community Planning Commission meeting is on 1/29/26 at 5:00 p.m. in the Belleville High School cafeteria.
- City of Belleville upcoming Planning Commission meeting: 02/12/26.
- Sumpter Township upcoming Planning Commission meeting: 02/12/26.

GENERAL PUBLIC COMMENT:

- Commissioner informed the current agenda does not have the car wash project on it as was originally presented with the packet. If anyone in the audience was here to comment on the car wash agenda item, it would be appropriate to do so under general public comment. Additional correspondence was received on the car wash project, since it has come off the agenda the information will be held onto and brought into record when it is formally presented to the Planning Commission. The public hearing and action item were removed at the request of the applicant.
- Resident, Chad Zurney thanked staff for putting the materials on the website regarding the data center project. Resident is curious as to what the guarantees are for claims made in the project proposal about the noise ordinance, water not being affected and any of the claims that there won't be any real effect on the community. Resident wanted to put the comment/concern out there and inquired what is the actual recourse that residents have if the developer or the company operating the data center infringes on certain ordinances.
- Resident, Monique Kurkowski has concern with how many townships around the United States and in nearby communities are putting moratoriums in place for hyperscale data centers. She is wondering what the township is doing to protect our community. She is

also asking for understanding regarding nuclear use and what ordinances are being put in place and commented the township residents have asked for moratoriums, is that happening? Resident would like to see some evidence and she would like to know what steps are being taken to make sure that residents are protected. Resident is also asking for understanding regarding nuclear use, she has seen clear evidence that is going to be the way the hyperscale data centers are powered. Resident would like to know what ordinances and zoning are going to be put in place. There should be specific zoning for hyperscale data centers and clear ordinances and zoning violations for trying to put nuclear reactors in our area. Resident is hoping for clarity on those items.

NEW BUSINESS:

ITEM #1: CASE 25-015 – PROJECT VENTURE – FINAL SITE PLAN APPROVAL.

TITLE: A REQUEST BY APPLICANT HIP VI ENTERPRISES, LLC ON BEHALF OF OWNER WAYNE COUNTY AIRPORT AUTHORITY TO CONSTRUCT A 2,111,200 SQUARE FOOT WAREHOUSE BUILDING.

LOCATION: THIS SITE IS LOCATED AT PARCEL V125-83-017-99-0002-705 ON THE NORTH SIDE OF ECORSE ROAD, SOUTH OF VAN BORN ROAD, EAST OF DENTON AND WEST OF BECK ROAD.

Director Akers deferred the presentation to Vidya Krishnan of McKenna Associates.

Vidya Krishnan of McKenna Associates presented her review letter dated 1-18-26. The applicant, HIP VI Enterprises, LLC proposes to construct a 2,111,200 square foot (48.46-acre) building with 423,164 square feet (9.7-acres) of outdoor storage during a single development phase upon an undeveloped, 354.85-acre parcel owned by the Wayne County Airport Authority. The applicant received preliminary site plan approval from the Planning Commission on 6-11-25, subject to several conditions. Most of the conditions of preliminary site plan approval have been met at this time. McKenna Associates recommends the Planning Commission grant final site plan approval to Project Venture (Stellantis) to be located at the site described as being located on the north side of Ecorse Road between Beck and Denton Roads. The recommendation is subject to the addition of some masonry to the guardhouse building, replacement of the floodlights on the guardhouse structure and approval of the plans by the Township Fire Marshal and Township Engineer.

Paul Kammer of Fishbeck presented his review letter dated 1-20-26. Fishbeck recommends the Planning Commission grant the Project Venture site plans dated 12-9-25 final site plan approval subject to the comments listed in his review letter. The applicant should review the comments and submit a final, Issued for Construction plan set for a final engineering review and approval.

Director Akers presented the Fire Department review letter dated 1-20-26. The water supply is compliant. The plans show a 12-inch ductile iron fire service water main connecting at Denton Road and running east into a fire pump house containing two fire pumps and water tanks. The water main then loops around the building. The Fire Department access is compliant. The latest submittal shows two entrances off of Denton Road, an employee entrance and an emergency

entrance. One entrance off of Beck Road and the main (truck) entrance off of Ecorse Road. There are stipulations they are going to have to provide Knox boxes for emergency access to the emergency entrances.

Manny Torgow and Zach Bianchini were present on behalf of Project Venture to answer any questions.

Commissioners had the following questions and comments:

- Commissioner inquired if the applicant could comment on the appearance of the guard house and the Planning Consultants comment for the addition of brick. Mr. Torgow informed they take the recommendation seriously and will make some changes and work with the Planning Director to make sure that it conforms with what the Township is looking for. The way it was presented is what Stellantis uses all over the country, they will make sure that it is enhanced.
- Commissioner inquired if the applicant is ok with removing the flood lights? Mr. Torgow informed yes.
- Commissioner commented the report mentioned the ponds are dry ponds rather than filled ponds and inquired if dry ponds are generally better around an airport runway as they have the added benefit of not attracting the water fowl on the flight path? Paul Kammer informed yes. Director Akers commented we need to update our engineering standards for stormwater ponds. Director Akers and Paul Kammer have been in discussion for the past couple months and will be working on that soon.
- Commissioner asked the applicant how to correctly pronounce their company name.

Member of the audience had the following questions and comments:

- Resident, Monique Kurkowski is newer to the larger projects that are coming in and the decisions that are made regarding them. Resident noticed that the same consultants are used, McKenna and Fishbeck. Resident inquired for the larger projects do we ever consult a second party to make sure that the findings of the first are within the best interest of the community? Director Akers informed our consultants roles are that they provide the reviews based on specific engineering criteria and specific zoning ordinances that the Township has adopted. They are the groups that are most familiar with our roles and zoning ordinances, we normally don't use outside reviewers to review the projects when they are reviewing them based on our existing zoning code and engineering standards. There are circumstances where the Township and contractors use subconsultants, that is only when there are specific things that are outside of their area of expertise.
- Resident, Monique Kurkowski commented watching the processes she doesn't think that any of these are regular and usual projects, they are much larger than the normal scope. Resident commented the scope is changing in the Township, she drives through the Township and it looks like the apocalypse, when you go down Ecorse and I-275 you see Van Buren Township and nothing but waste dumps and now there are very large buildings coming in with huge energy requirements. Resident thinks collective voices are smarter voices and on these larger projects, she would ask that second consult be considered. Director Akers appreciates the comments and concerns, one of the reasons we have the Township use outside consultants to do a lot of the project reviews rather than hire

internally is primarily because the consultants have deeper ventures. Fishbeck is a very large company that has many employees, there a lot of people with a lot of experience in a lot of different things. McKenna Associates has a large number of planners that work all across the Midwest who have experience in doing site plan reviews for all types of developments.

Motion Jahr, Creal second to grant the applicant, HIP VI Enterprises, LLC on behalf of owner Wayne County Airport Authority final site plan approval to construct a 2,111,200 square foot warehouse building, site located at parcel number V125-83-017-99-0002-705 on the north side of Ecorse Road, South of Van Born Road, East of Denton and west of Beck Road, based on the analysis and subject to the conditions detailed in the Mckenna letter dated 1-18-26, Fishbeck letter dated 1-20-26 and Fire Department letter dated 1-20-26 with no additional notes or conditions.

Roll Call:

Yeas: Pahle, Creal, Budd, Jahr and Cullin.

Nays: None.

Excused: Atchinson and Grant.

Motion Carried.

ITEM #2: CUL-DE-SAC LENGTH ORDINANCE DISCUSSION #1.

TITLE: DISCUSS PROPOSED CUL-DE-SAC LENGTH ORDINANCE AMENDMENT.

Director Akers informed several months ago the Commission considered a development looking at the northwest corner of Morton Taylor and Tyler Roads. One of the concerns that was brought up about the property was the length of the cul-de-sacs. The Planning Commission commented at the time that they wanted to revisit the section of the ordinance which dealt with cul-de-sac length in site condominium developments. Staff went through the existing development standards which has a general ordinance that deals with platted subdivisions and they checked the cul-de-sac length in that ordinance and compared it to the site condominium developments. That ordinance has 600 feet instead of the 1,200 feet that is required by the Township site condominium ordinance. Staff wanted to bring the information forward for Planning Commission discussion to consider changing the ordinance to be consistent with the 600-foot language in the platted subdivision standards. If the Planning Commission is comfortable with 600 feet, staff will move forward to prepare an ordinance amendment and schedule a public hearing. Vidya Krishnan informed the 1,200-foot requirement in the condominium ordinance comes from condominium regulations that are at least two decades old. When the condominium ordinance was written it was structured the same way as all other municipalities, 1,200 feet was the standard and the Township adopted their own guidelines. The subdivision ordinance is really old, it has been in our main code of ordinances for a long time, no one builds platted subdivisions anymore. The 600-foot is something that we already have. Director Akers informed there are developments in the Township that have short cul-de-sacs including Andover Farms and Van Buren Estates. Those cul-de-sacs are between 300-400 feet and have 3 homes on a side and 3-5 homes on the curve.

Commissioners had the following questions and comments:

- Commissioner commented he thinks it is a good move and doesn't see a reason for a 1,200-foot cul-de-sac.
- Commissioner commented he doesn't see the need for 1,200 feet, but does see a safety issue of whether or not our public services can get in there to put a fire out, do a rescue and keep people safe. Commissioner commented it's important that our design criteria represent what our public services that our taxpayers pay for can actually do.
- Vidya Krishnan commented the challenge was before there were larger lots but under the PRD someone can get a modification to preserve more open space, so the lot sizes get smaller and there are more homes in that 1,200 feet.
- Commissioner commented from the safety standpoint it makes sense and is agreement.
- Commissioner commented if you have 60-foot lots, you could have 20 homes on each side with 40 total, that's a lot.
- Commissioner commented the easy fix would be to put in an intersecting street.

No comments from the audience.

Motion Jahr, Creal second to recommend staff work on the ordinance amendment for presentation to the Planning Commission at their earliest convenience. Motion Carried.

GENERAL DISCUSSION AND UPDATES:

Director Akers informed there are frequently asked questions (FAQ) for the data center on the Township website, they have updated them with all of the site plan documents, the noise study the developer submitted and the FAQs were updated after the last Planning Commission meeting. There are still a few items that the Township will be adding, the Township is doing our own independent noise study and are expecting to have results the first week of February and the Township is also looking at doing a vibration study as well. The Data Center project is going to be on the 2-11-26 agenda. There will be plenty of time for public comment and to answer questions. The Fire Marshal and Township Attorney will be there to answer questions as well.

Director Akers informed the joint Planning Commission is scheduled for 1-29-26 at 5:00 p.m. The Commission can hear about the City of Belleville Master Plan updates and what Sumpter Township is doing as well.

Director Akers informed Van Buren Township is aware of a nationwide scam in which fraudulent emails are being sent impersonating municipal planning and zoning departments. The messages are designed to appear as legitimate and they reference real project applications or meeting agenda items. In some cases, the emails threaten legal action for additional fees or instructs the recipient to send large payments via email or wire transfer. Van Buren Township does not request payments via unsolicited email, demand wire transfers or payment confirmation by email. Official Township email communications originate only from the vbtmi.gov domain. Emails claiming to be the Township coming from other domains such as usa.com are not legitimate. The fraudulent messages rely on publicly available information and do not indicate that Township systems were compromised. If you do receive an email from Van Buren Township

claiming to be from the Planning Commission or the zoning board and are unsure of its legitimacy, do not respond or send payment, please contact the Township directly.

Commissioner commented one of the public speakers made a comment that our community looked like a wasteland and made allegations that our staff was not the most professional group that we could possibly employ. Commissioner commented he may have expressed some dismay at those comments. Commissioner doesn't think our community looks like a wasteland, he thinks it looks nice and the Commission tries very hard to make it look nice. In the time the Commissioner has been on the Planning Commission, staff has been nothing but professional. Commissioners get the opportunity from the community to have training as a Planning Commissioner. Commissioner does this job to give back to his community and does his best to ensure the community looks great and is a great place to live, work and play. Commissioner has also had the opportunity to go to Planning Commission meetings in other communities to see how they handle requests for building, zoning and planning. Commissioner believes we have some of the best consultants in the state. When we ask our consultants from Fishbeck or McKenna questions about a zoning ordinance and how it is to be applied and how other communities have applied it, they have the resources in their companies to be able to go out and look at other communities to see what they are doing. The Commission learns from other communities because we have these consultants. They present all of the information at the time they have it and they answer the Commission's questions. Commissioner has never in his time on the Planning Commission had staff or any of the Township consultants treat him in a rude way, unprofessional way or be anything but highly effective professionals.

Commissioner commented before the Township Board decided who they were going to go with they put out RFP's and they reviewed different planning consultants and different engineering companies. Several members of the Board said that McKenna was who they wanted as our representative. Commissioner agrees with everything the previous Commissioner said, they have always been there for questions and she's even called and gotten answers when she wanted them. Commissioner could say the same thing about Fishbeck, she feels very confident that the information that we are getting from them is correct. Commissioner would like people to remember that the Planning Commission members all live here and their families live here. Commissioner tries to make sure that this Township is where she wants her children, grandchildren and great grandchildren to live and for them to always be able to say I'm glad I live in Van Buren Township.

Commissioner concurs with previous Commissioners statements. Commissioner has served the on the Commission the past five (5) years and has worked with Fishbeck and McKenna consultants. Commissioner attends conferences not for any other reason than to gain knowledge to better serve the community. Commissioner got on the Commission not just to give back, but to see progress and to make the Township a place that people want to come and live. The consultants that we have here are probably the best out there, they are knowledgeable, they have helped write our ordinances and understand what was done to put those ordinances in place and give us insight to what they believe will work the best.

Commissioner commented that staff and our consultants are great to work with, there will be disagreements when you get 7-9 people involved discussing topics, but Commissioner has full

trust with the consultants and they are able to work together to come to an agreement to benefit the community and as stated earlier all Commissioners live here.

Commissioner commented he has worked in the data center industry, he's a computer network professional, knows what they look like and built very small-scale ones. The change that we see now with these data centers in the last ten years is profound. It's not profound on what they look like on the inside, they are still computers that are networked, the power density is much higher than it used to be. There are power requirement physical realities that happen with public utilities power consumption, heating and cooling. The change happened recently, in less than 10 years and it is going to change again in 10 years. Commissioner doesn't think our ordinances are necessarily right on top of that. With regard to data centers or any industrial use, when the power consumption required starts looking like what other communities have seen in the gigawatt range, 100-megawatt range is huge. The technology is changing quickly and we need to act quickly to ensure that we are protecting the residents. Commissioner doesn't think necessarily that there is a problem with data centers in general. Any commercial or manufacturing facility that came in and wanted to drop in a gigawatt feed off of an ITC corridor line that would associate a substation and a very large amount of public utilities via water, networking or power, is probably worth looking at more closely than a simple by right allowance in those zones. Commissioner would like to direct staff to start the process of thinking where is the scale, where is the cut off that we start to think that at a certain point this will have a large enough effect on our utilities in the Township that it needs to go to a higher authority for review. Maybe when a project has a community meeting or when we feel it deserves that special attention, maybe that's the cut off for when it should be reviewed by not just the Planning Commission but also by the Township Board. Commissioner would like to utilize staff and consultants to bring the knowledge to come up with a recommendation for us, not saying for data centers, for any time we have a commercial use that has this large public impact, we should be considering all of it. Fellow Commissioner commented not just for commercial but industrial as well.

Vidya Krishnan informed that she and Director Akers had previously discussed they need to revisit the definition of all industrial uses in our zoning ordinance. The term "hyperscale" is relatively newer technology. When you look at our zoning ordinance definition, it says data centers and it's a very comprehensive definition. The problem is now you have uses on this scale but zoning works on the written language not on the intent. Part of the job of the planners is to protect clients from legal liability, it is their role to balance development with private property rights, with residents rights and to strike a balance. If you do not strike a balance and take away the commercial and industrial owners rights and your taken to court and assessed damages, the damages will be paid by the local tax payers. It is very important in planning and zoning to understand what use by right is and what a special land use is. A use by right literally means if the use meets the written requirements of your ordinance, you must approve it. If we think it's is going to be bad and deny it, you're going to land in circuit court. We are going to be taking a look at our ordinances, every industrial classification whether light manufacturing, heavy manufacturing, processing, data centers, they will all be looked at to see if those classifications maybe need subclassifications based on the intensity of use. Part of this will be looking at other communities that are comparable to Van Buren Township. The challenges of each community are different, for us the challenge is the scale of the industrial development.

Director Akers commented there are multiple McKenna planners that are working on data center projects around the state and they do compare notes. A zoning ordinance is never going to be perfect, it's a constantly changing environment, the guidelines are constantly changing and the language has continuous improvement, constantly being tweaked and adjusted.

Commissioner commented she and the Township Board have asked Director Akers to set a moratorium and he is getting a board agenda item ready to do a moratorium. The Board understands the data center is already on track, it can't be included, but before someone else comes in with another big project he is getting the agenda item ready for the Board.

Commissioner commented it is great to hear that the Board recognizes there is an issue. The Planning Commission understands as well and they are working very hard to do the right thing and make sure our ordinances are updated.

ADJOURNMENT:

Motion Creal, Budd second to adjourn the meeting at 6:42 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



MCKENNA

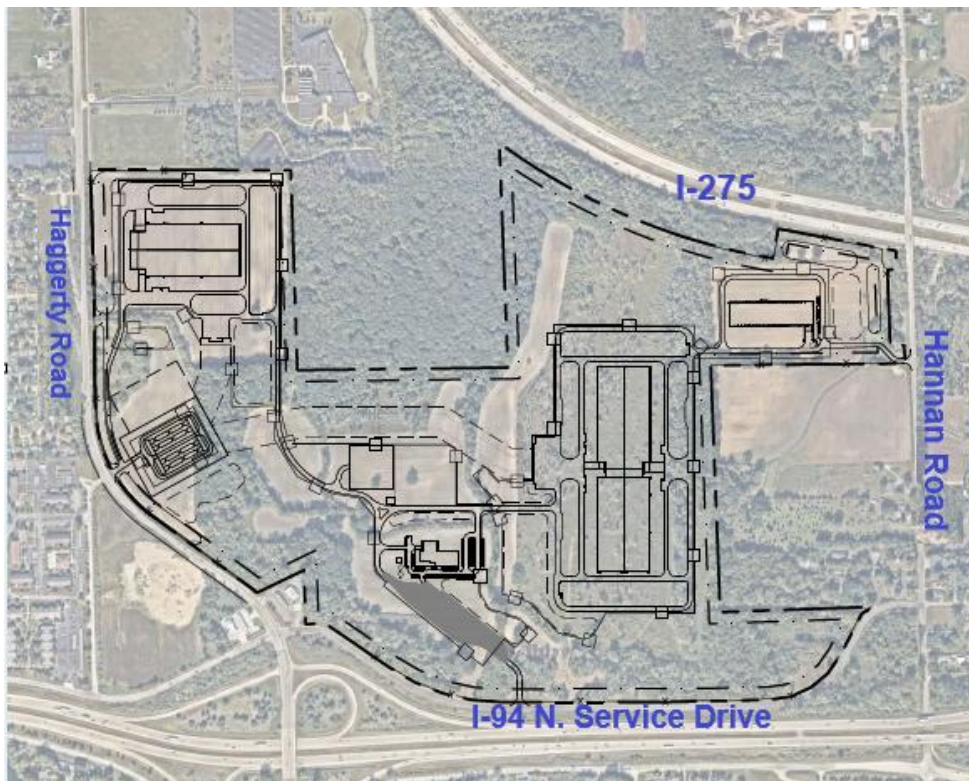
February 1, 2026

Planning Commission
Charter Township of Van Buren
46425 Tyler Road
Van Buren, Michigan 48111

Subject: VBT-25-041 | Project Cannoli | NE Corner of Haggerty and I-94 NSD | SPR #2 (Preliminary); Plans Updated: January 30, 2026.

Dear Commissioners:

The applicant, Panattoni Development Company proposes to construct 4 buildings with a total footprint of 816,000 square feet upon an undeveloped tract of land. The subject site comprises numerous parcels with a combined area of 282.2 acres and is owned by Triple Creek Associates LLC. The applicant proposes to combine all of the parcels as part of the site plan approval process. The parcel is bounded to the north by I-275 and Wayne Community College, on the west by Haggerty Road, on the south by I-94 North Service Drive and on the east by Hannan Road, vacant farmed land and few single-family residences.



Source: Applicant's Submission with Labels Added

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
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COMMENTS

We have reviewed the proposed plans for compliance with the Township’s Zoning Ordinance and sound planning and design principles, and we offer the following comments for your consideration:

- 1. **Zoning and Use.** The subject site is split-zoned with site located predominantly in the M-1 Light Industrial District and a limited frontage on Haggerty/I-94 NSD located within the C-1 General Business District. The zoning split line is clearly delineated on the site plan.

The data processing facilities are located entirely within the M-1 portion of the site. High-tech, data and computer processing centers are principal permitted uses in the M-1 District per Section 3.115 (B). The standalone office building is intended for administrative functions and is located within the C-1 zoned portion of the site. Professional offices are permitted as a principal use per section 3.110 (B) of the Zoning Ordinance.

The plan also notes a future DTE substation at the southwest corner of the site within the C-1 zoned portion of the site. Transformer stations and substations are permitted by right in C-1 per Section 3.111 (B). The site plan shows access and a layout of equipment for the substation and a future expansion for the substation. DTE will apply for and seek separate site plan approval for the substation.

The applicant proposes constructing 3 data processing facilities (Buildings 1, 2 and 3), an office bldg. (Building 4), and a Network Service Building (NSB). The development is being designed like a data center campus.

	Building Footprint	Gross Floor Area
Building 1 – 1 story	313,078 sq. ft	313,078 sq. ft
Building 2 – 2 story	509,741 sq. ft	952,082 sq. ft
Building 3 – 1 story	87,513 sq. ft	87,513 sq. ft
Office Building – 1 story	28,535 sq. ft	28,535 sq. ft
Network Service Building – 1 story	126,875 sq. ft	126,875 sq. ft

Finding. Because these are principal permitted uses, they are considered “uses by right”. This means the Planning Commission’s authority is limited to confirming that the site plan meets the specific requirements of the Zoning Ordinance. *Under the Michigan Zoning Enabling Act (Public Act 110 of 2006), if a site plan for a permitted use satisfies all objective ordinance standards, the Planning Commission is required by law to approve it.*

- 2. **Required Information.** Basic site plan information items are required per Section 12.203 of the Zoning Ordinance.

Finding. Compliant. Additional site design items are discussed in the following comments.

- 3. **Dimensional Requirements.** Zoning Ordinance Section 4.102 provides the schedule of dimensional regulations for all districts. There are no requirements for minimum area, width, or depth or minimum floor area for the M-1 or C-1 district.

Since the parcel is split zoned, each building is governed by the setbacks for the underlying zoning district. Setbacks are measured from the property lines, not from the zoning line i.e., the building on M-1 must meet M-1 district setbacks from all property lines and the C-1 building must meet all setbacks for the C-1 district from the property lines.



The required setbacks for the M-1 district are front – 50', rear - 40' /80' (both) and rear – 40'. Per the ordinance a structure is *anything erected which requires permanent location on the ground or attachment to something having permanent location on the ground*. Each of the data center buildings is surrounded on 3-4 sides by equipment yards. The proposed equipment is permanently anchored to the ground and constitutes a structure. Therefore, all setbacks have been noted to the edge of the equipment yards.

The required setbacks for the C-1 districts are front – 75', side – 15'/15 (both) and rear – 25'.

Standard	Required Setback	Provided
Minimum Front Yard Setback	M-1 - 50 feet C-1 – 75 feet	Building 1 – 220' (Haggerty) Building 2 – 633' (I-94 NSD) Building 3 - 505' (Hannan) NSB – 972' (south) 900' + (west) Office – 695' (I-94 NSD)
Minimum Side Yard Setback	M-1 - 40 feet (one) 80 feet (two) C-1 – 15 feet (one) 15 feet (both)	Building 1 -103' (north); 851' (south) Building 2 – 287' (east); 235' (West) Building 3 – 139' (north) and 110' (South) NSB – 1720' (east) Office – 1718' (east)
Minimum Rear Yard Setback	M-1 - 50 feet C-1 – 25 feet	Building 1 – 106' (east) Building 2- 577' (north) Building 3- 1479' (west) NSB – 449' (north) Office – 1144' (north)
Maximum Lot Coverage	M-1 - 35% C-1 – N/A	11% 1.1%
Maximum Building Height	M-1 - 30 feet and 2.5 stories* C-1 – 40 feet and 4 stories	Building 1 – 46' (1-story) Building 2 – 64' (2-story) Building 3 – 44' (1-story) NSB – 44' (1-story) Office – 19.7' (1-story)

*Height increase allowed provided all setbacks are increased by 1 foot for every foot in height increase above 30 feet.

Finding. Compliant. The proposed buildings exceed all required setbacks.

4. Access and Circulation.

a) **Traffic Impact Study.** As a data center the subject site does not generate traffic typical of an industrial site. The number of employees is limited, and truck traffic is minimal. As a result the applicant was asked to provide a trip generation forecast to evaluate the intensity of traffic that would be generated by the site rather than a full traffic impact study. The applicant has submitted a Trip Generation Report (TGR) dated 11/19/2025, prepared by Tetra Tech. The TGR uses ITE trip generation data which is a standardized data set. The report estimates 77 trips in AM Peak and 67 trips in PM peak for a total of 749 trips throughout a weekday. By comparison, a warehousing use in the M-1 district would generate 1983 trips. The volume of trips generated by a site of this size is less than most industrial uses.



- b) Location of Curb Cuts.** Due to the secure nature of the site, the site plan proposes a single 30' wide access drive which will be the main point of entry into the site off I-94 NSD. Buildings 1 and 2 have no direct access to any of the abutting roadways. The access drive leads to a network of roadways throughout the site providing access to all 3 data center buildings and the office building. The main access drive off the Service Drive leads to a secure entrance with multiple lanes, manned by a guardhouse which would be manned 24/7.

The plan notes two (2) emergency access drives. Emergency access drive #1" is shown off Haggerty Road, providing access to the substation and connecting to the interior roadway network. Emergency access drive #2 is shown to Building 3 off Hannan Road at the northeast corner of the site. Both of these are controlled by security gates with Knox boxes.

- c) Cross Access.** Consistent with other similar data center and utility uses, due to the secure nature of the facility/use cross-access to abutting properties is not required.
- d) Truck Circulation.** The proposed use is not trucking intensive. Each building has a few overhead doors. The applicant has provided truck turn templates to show that the interior roadways network is adequate to facilitate any truck movements.
- e) Emergency Access.** Per the Fire Marshall, all of the drive aisles within the equipment yard areas surrounding the buildings must have a minimum width of 26'. The site plan notes that all interior roadways will have a width ranging from 26'-30'. Fire department/emergency access is subject to review and approval by the Fire Marshal.
- f) Sidewalks.** Section 9.107 of the Ordinance stipulates all developments requiring site plan review shall provide sidewalks along all public streets and major thoroughfares. The site plan notes a sidewalk along the site's Hannan Road frontage. The site plan also notes the provision of a 5' wide sidewalk along the entire east side of Haggerty Road extending from the northwest corner of the site to the main entrance drive off I-94 NSD. The plan shows an *alternate* sidewalk along I-94 NSD extending from the east side of the Main Access Drive to the southeast corner of the parcel. The applicant also proposes installing an **off-site** sidewalk on the west side of Haggerty Road extending from Coolidge Road to Old Haggerty Road.

Interior sidewalks. The site plan shows 5'-8' wide sidewalks along parking areas providing access to the entrances for each building. The sidewalks, building entrances and location of barrier free ramps around each building is shown.

Finding. The applicant is willing to enter into a development agreement with the Township to pay in lieu of the sidewalk shown as "alternate" sidewalk along the site's east side frontage on I-94 NSD with the intent that a sidewalk can be constructed at a future date when it serves to create a continuous pedestrian pathway. If the Planning Commission does not accept the proposal, the applicant will be required to construct the sidewalk at this time. *The off-site sidewalk shown on the west side of Haggerty Road is not required of the applicant under Ordinance regulations.*

5. Parking and Loading. Section 9.102 of the Zoning Ordinance provides parking standards.

- a) Space Dimensions.** Parking spaces around each building are dimensioned with a width of 9.5' and depth of 20' in conformance with ordinance standards. The plan notes that all of the spaces will be double striped per ordinance.

Finding. Compliant



- b) Number of Parking Spaces.** Consistent with the standard applied for other data center buildings, required parking for buildings # 1, 2, 3 and the NSB is: five (5) plus one (1) per 1,750 square feet of gross floor area + one (1) per 350 usable square feet of office space inside the buildings. Parking requirement for building #4 which is office is one (1) space per 300 sq. ft of gross floor area.

	Required Parking	Proposed Parking
Building 1	280	109
Building 2	780	210
Building 3	88	54
NSB	143	10
Office	95	212

The total amount of parking required for the proposed development is 1386 spaces. The site plan notes a total of 595 parking spaces, including 21 barrier-free spaces, being constructed at this time and a request for deferment for 771 parking spaces. The area of deferment is shown as 'banked parking' on the north sides of Buildings 2 and 3 and south side of the NSB.

Section 9.101(J) of the Zoning Ordinance gives the Planning Commission authority to approve a deviation from the standard parking requirement. This may include permitting fewer spaces or applying an alternative parking calculation method more appropriate to the anticipated employee or customer demand. Such a deviation must be supported by data from the most recent edition of the *Parking Generation Manual* (ITE), or another recognized reference, including usage data from similar facilities owned and operated by the applicant. The applicant has stated that the proposed parking supply meets the operational needs of the end user. Alternately, Section 9.101 (H) allows the Planning Commission to defer parking if the ordinance requirement is excessive.

Finding. The Planning Commission should evaluate the applicant's justification for providing a reduced amount of parking spaces and determine whether the reduced parking meets the intent of the ordinance without adversely impacting the site or surrounding uses. The Planning Commission can either grant a deviation or a deferment. We recommend granting a deviation to prevent unnecessary impervious surface area from being installed and natural features such as wetlands and trees being impacted to construct excessive parking.

- c) Parking Location, Layout, and Dimensions.** The parking spaces shown on the plans are dimensioned at 9.5' x 20' with 26' wide aisles. All areas of parking have adequate maneuvering and are compliant with the ordinance.

Barrier Free Spaces. The percentage of barrier free parking spaces required is based upon the number of spaces provided. The site plan notes a total of 595 parking spaces, which would require 12 barrier free parking spaces (2% of total). The plan notes a total of 21 ADA compliant spaces to be provided, which are spread out over the site at various buildings. Since the office building has the greatest number of spaces, the plan notes 7 spaces next to the building which would meet its individual need.

Finding. Compliant

- d) Loading.** For industrial buildings over 50,000 sq. ft., three (3) loading spaces plus one (1) per 50,000 sq. ft. over the initial 50,000 sq. ft. are required and must be 10 ft. x 50 ft.

	Required loading	Proposed loading
Building 1	8	11
Building 2	22	22



Building 3	4	4
NSB	5	5
Office	1	1

Finding. Compliant

- e) **Other.** The ordinance currently does not require EV spaces; however, all recently approved projects have included EV spaces within their parking lots. The site plan notes the provision of EV spaces at Buildings 1, 2, 3 and the office building. Details of the EV charger are shown on Sheet C-5102. One of the handicap accessible spaces at the office building is designated as an EV space.

Finding. Compliant

6. **Landscaping and Screening.** Article 10 of the Zoning Ordinance provides landscape requirements; a detailed landscape plan has been provided showing several large berms, basins, and protected wetlands to mitigate the off-site impacts of the development. The landscape requirements of the Ordinance are as follows:

a) **Landscaping Adjacent to the Right-of-Way.** Section 10.103(A) requires frontage landscaping comprised of 1 deciduous tree per 40 linear feet + 1 ornamental tree per 100 linear feet + 8 shrubs per 40 linear feet. The site has frontage along Haggerty, I-94 NSD, and Hannan Roads.

- **Haggerty Road.** Per the landscape plan the site’s frontage is 2,803 feet, which results in 70 deciduous trees + 28 ornamental trees + 561 shrubs. This area is the primary building frontage that screens building #1 and the substation. The plan notes the provision of 70 deciduous + 28 ornamental trees + 561 shrubs and is compliant. The proposed plantings are located on a berm 125’ wide with a height of 15’.
- **I-94 NSD.** The plan notes that the screening along the Service Drive frontage will be provided by existing vegetation areas which are represented by cross-hatching. Sheet L-1111 includes images taken at various vantage points along the Service Drive to show existing vegetation. Sheet L-1000 has labels noting the exact location at which each image was taken. In accordance with Section 10.106, the Planning Commission has the authority to approve this modification upon determination that the existing vegetation meets the screening intent of the Ordinance.
- **Hannan Road.** The plan notes that the screening along Hannan Road frontage will be provided by existing vegetation areas which are represented by cross-hatching. Sheet L-1111 includes images taken along the site’s Hannan Road frontage. However, the plan also notes a 10’ tall 80-foot-wide berm planted with trees west of the existing vegetation.

Finding. Compliant. The berms proposed on the site along the street frontages serve to meet not only the frontage/r-o-w landscaping requirements but also serve to screen the site from view of public areas and any residential uses. We recommend approval of the requested deviation to retain existing trees and vegetative cover along the NSD to maintain the natural view of site and prevent removal of existing established trees.

b) **Parking Lot Landscaping.** Section 10.103(B)(1) requires parking lots to be landscaped and screened from adjoining public or private rights-of-way. The parking areas around each of the buildings is screened from view of the adjoining roadways through a mix of existing wetlands, existing vegetation and proposed greenbelts and berms.



Finding. Compliant.

- c) **Interior Parking Lot Landscaping.** Section 10.103(B)(2) requires the provision of landscaping within islands in all parking lots. The Zoning Ordinance requires interior landscaping to be a minimum of 5% of all interior paved parking areas and 1 tree per 300 square feet of interior landscaping area; landscape islands must be a minimum of 360 sq ft. and 10 ft. wide; at least one (1) tree shall be installed within each island. Sheet L-1000 includes calculations for the total paved area at each building and the resulting interior parking lot landscaping requirement. The calculations demonstrate compliance with the standard for the all buildings.

Finding. Compliant.

- d) **Loading Area Landscaping.** As previously noted, loading/unloading and truck activity on the site is limited. All loading areas are labeled and dimensioned. The landscape plan demonstrates compliance with screening for all the loading areas shown.

Finding. Compliant.

- e) **Greenbelt Buffering.** Section 10.103(E) has specific requirements for greenbelts on M-1 zoning adjacent to OT zoning. Although the ordinance has greenbelt requirements for C-1 to M-1 zoning, the C-1 portion is an integral part of the site and a greenbelt in the middle of the site serves no purpose.

Adjacent to OT (north): The ordinance requires a 20-foot-wide buffer with 1 tree per 20 LF (minimum 50% evergreen trees). Per the greenbelt calculations which takes into account the entire property line abutting OT, a total of 227 trees is required. The plan proposes to count 237 existing trees within the greenbelt area towards this requirement + 40 new trees to fill in any gaps. Areas with existing vegetation being counted towards meeting the standard are labeled with trees shown on the tree survey.

Adjacent to M-1 (east). A 10-foot-wide buffer planted with one tree per 30 linear feet is required. Per greenbelt calculations a total of 131 trees is required. The plan proposes to count 122 existing trees within the greenbelt area towards this requirement + 9 new trees to fill in any gaps. Areas with existing vegetation being counted towards meeting the standard are labeled with trees shown on the tree survey.

Finding. Compliant.

- f) **Open Space Landscaping.** Section 10.103(G) of the Zoning Ordinance requires 1 tree per 3,000 square feet of open space area not occupied by buildings, parking, or other landscape requirements. The area must also be provided with ground cover. Per the landscape plan 124,514 sq. ft of the site is counted as open space requiring 42 trees which have been provided. All open space areas are to be provided with seeded lawn.

Finding. Compliant.

- g) **Mechanical and Utility Equipment Screening.** Buildings 1, 2 and 3 are surrounded on all sides by assorted mechanical equipment which includes generators, cooling towers, chillers, and water tanks. The areas are labeled as 'equipment yards' on the site plan. The dimensions of each type of equipment is noted on the landscape plan. Section 10.103 (J) of the zoning ordinance requires all mechanical equipment to be totally enclosed or screened from view off-site. The applicant has noted that a combination of berms, tree plantings, and existing vegetation, in addition to the security fence around the site will screen the equipment yards. In order for Planning Commission to determine compliance with this



standard, the applicant has included line-of-sight diagrams from Haggerty Road showing views of Buildings 1, 2 and 3 on Sheets L-1109 and L-1110. In response to previous comments, additional landscaping has been added to screen the generators from view of Hannan Road. The applicant was also required to maintain the existing tree cover and add more trees along the east property line located behind existing dwellings.

Finding. Compliant. Planning Commission can require additional trees if deemed necessary to improve screening in any specific area.

- h) Stormwater Basin Landscaping (Section 10.103(K)).** While the landscape plan includes notes on basin landscaping. The proposed detention basins and associated landscaping are subject to review and approval by Wayne County which mandates that there shall be a 25' buffer area around the pond with no plantings. The applicant has noted that when engineering is completed and the plans are submitted for Wayne County approvals, the trees will be placed outside the 25' buffer.

The plan notes the installation of 3 attenuation tanks with a height of 12' along the site's Haggerty Road frontage for stormwater storage. The tanks are intended to hold stormwater to prevent local flooding and reduce pressure on the existing drainage system. The tanks are screened from view of Haggerty Road by the proposed greenbelt berm which has a height of 15 feet with trees and shrubs planted on top of that.

Finding. The stormwater basins and tanks are appropriately screened with landscaping. The design and functioning of the pond are subject to Township Engineer and Wayne County approval.

- 7. Tree Removal Permit.** A tree removal permit is required for land clearing, grubbing, or removal of any vegetation within a woodland and the removal of regulated trees not within a woodland. When a tree removal permit is issued authorizing removal of one or more regulated trees (5" dbh or larger) on parcels larger than one (1) acre, the applicant must preserve and leave standing at least 37% of all regulated trees on the site.

Per the tree survey summary provided, the site has a total of 12,374 trees of which 5,573 trees were tagged and inventoried, since these trees are located within the 'area of disturbance'. The remaining 6,801 trees are to remain untouched. The total number of regulated trees is 2,557 within the tagged number of trees, of which 822 are proposed for preservation and 1,735 are to be removed. Based on the total number of trees on the site, the applicant notes that the overall site tree preservation is 68% and the % of regulated trees preserved exceeds the minimum requirement.

All of the 1,735 regulated trees to be removed are required to be replaced per the ratio provided in Section 8.106 (J)(1). The trees can be replaced on a 1:1 ratio or a higher credit for replacement if the replacement tree is larger in size. The landscape plan notes a total replacement on a 1:1 ratio and proposes a total of 1,812 new trees which would include 8' tall evergreens and 4" caliper deciduous trees. Replacement trees are to be planted on various areas of the site including but not limited to perimeter areas, greenbelts and open space areas on the site to create new wooded areas. Required landscaping trees cannot be counted towards replacement.

Finding. Compliant. The location and number of replacement trees will be counted and verified prior to final site plan. A sum total of **2,068 new trees** will be planted on the site to meet landscaping and tree replacement standards.



8. **Stormwater Management.** The site plan contains numerous storm water detention basins and attenuation tanks.

Finding. We defer to the Township Engineer for determination of compliance on this matter. Stormwater detention calculations are subject to review and approval by the Township Engineer and Wayne County.

9. **Lighting.** A photometric plan has been submitted for the site along with a lighting schedule. The plan proposes the installation of numerous pole and wall mounted light fixtures. Pole fixtures noted with a “P” on the luminaire schedule are mounted at a height of 25’ which is the maximum permitted. Fixtures noted with a “W” are wall mounted fixtures at a height of 15’. The photometric plans show zero light intensity at all property lines. Manufacturer’s cut sheet detail for proposed fixtures has been provided and are consistent with fixtures approved on other sites with a flat lens and downward directed light. Per the luminaire schedule on Sheet E-2000 all fixtures shall comply with the maximum CCT rating of 3000K.

Finding. Compliant

10. **Architecture and Building Details.** The project site is split-zoned. The applicant has provided detailed elevations for both components. Buildings 1, 2, 3, and the NSB are located on the industrial-zoned portion of the property. These are to be constructed of Insulated Metal Panels (IMP) featuring a variety of finishes including brick veneer, granitestone, and solid finishes. The facades facing Haggerty Road, Hannan Road, and the Service Drive are designed to mimic a high-tech office campus through material variation, roofline modulation, and glazing. Even on interior facades not visible from the right-of-way, the applicant has maintained material variations to avoid a monolithic appearance. The proposed colors are brown and beige with an accent color of teal blue.

For the portion of the site zoned C-1 (Local Business), the proposed office building and guardhouse must adhere to Section 3.111 (D), which requires brick or a material of similar architectural quality. The Office Building is designed to be constructed almost entirely of brick (up to 92% on primary facades) with metal panels used only as accent bands. The guardhouse and canopy columns are also designed with full brick wraps. The applicant has effectively integrated these higher architectural standards across the entire campus, applying the C-1 aesthetic to the industrial buildings where such standards are not typically mandated.

Finding. Compliant. While the Township’s Zoning Ordinance does not currently mandate architectural standards for the industrial portion of the site, it should be noted that the applicant has been responsive to staff requests for enhanced aesthetics. The resulting design aligns more closely with a professional office or high-tech campus than a traditional warehouse.

11. **Dumpsters.** The site plan shows dumpster enclosures for all buildings on the site. Trash enclosure details are noted on Sheet A-0008. The enclosures are proposed to be constructed of split face CMU, provided with a stone cap and steel reinforced wooden gates.

Finding. Compliant.

12. **Signs.** On-site signage is regulated per Article 11 of the Zoning Ordinance. Per Section 11.108 (D) the site is permitted one primary monument sign with a maximum height of 18’ and area not to exceed 64 sq. ft. The site plan proposes a single monument sign at the main access drive off the Service Drive with a height of 6.5’ and area of 12 square feet mounted on a 2’ tall masonry base. Details are noted on Sheet A-0009. The sign is located 10’ from the property line, outside the clear vision triangle area. The plan also shows two (2) emergency access signs off the two other drives.



Finding. Compliant.

13. Fencing. The site plan proposes two different types of fences:

Security Fence. An 8-foot tall black painted anti-climb security fence is proposed along the edge of the interior roadway network, around the perimeter of the access drives around each building and around the office building 'secure entrance'. Planning Commission has the authority to approve an increase in fence height from 6' to 8' if determined necessary to adequately secure the site.

Decorative Fence. The second fence is a 4' wooden split rail fence that is to be placed along the property line on Haggerty Road from the northwest corner of the site and extending to the southeast corner of the site, covering all of the site's frontage on Haggerty and I-94 NSD. The fence is also placed along the site's Hannan Road frontage. The fence extends along a limited portion of the north property line allowing for an uninterrupted wildlife corridor between the wooded areas on the site and the wooded areas on the community college parcel to the north. Details of the proposed fence have been noted on Sheet C-5000.

Finding. Compliant with Planning Commission approval of fence height of 8'.

14. Other. The following additional items are relevant to this project:

- a) **Noise Study.** The applicant has submitted a noise study conducted by Kimley-Horn. Per the data presented the proposed facility will comply with the Township's noise ordinance. The study is subject to review and confirmation by the Township. *Compliance with the findings of the study can be enforced per the provisions of Chapter 42, Article II. Nuisances. Division 5. Noise of the Van Buren Township Code of Ordinances.* We defer to the Township Administration regarding this matter.
- b) **Vibration.** In response to concerns from the public regarding any low-frequency vibrations generated by the site, the Township is conducting an independent study. Compliance with ordinance standards *can be enforced per the provisions of Chapter 42, Article II. Nuisances. Division 5. Noise. Section 42-125 of the Van Buren Township Code of Ordinances.* We defer to the Township Administration regarding this matter.
- c) **Electricity Consumption.** The applicant has submitted written statements from DTE Energy to address the concerns raised previously about impacts on electricity availability/reliability and possible cost increase to residents. Per the letters dated December 22 and 23, 2025, the subject site will be supported by a new substation and infrastructure improvements. Per DTE *any costs associated with infrastructure unique to the data center will be paid for by the project and not passed on to DTE's existing customers.* We defer to the Township Administration regarding this matter.
- d) **Water and Sewer Capacity.** We defer to the Township Engineer regarding this matter.
- e) **Nature.** The site plan identifies an existing eagle's nest on the southwest portion of the site, along the site's frontage on Haggerty Road's curve. The plan notes that a 200' setback will be maintained from the nest throughout the duration of the construction activities.
- f) **Other Agencies.** The proposed development on the subject site will be subject to any additional regulations, permits or requirements from County, State and Federal agencies, as applicable.



RECOMMENDATION

The scope of this professional review is limited to the technical requirements of the Zoning Ordinance. Staff's findings are based on the data provided by the applicant's licensed professionals (architects, engineers, arborists, and acousticians) and are evaluated against the standards adopted by the Township Board.

The proposed site plan has been reviewed for technical compliance with Van Buren Township's Zoning Ordinance. Based on the 10-page technical analysis provided in this report, it is the finding of Staff that the applicant has met or exceeded all objective standards for a principal permitted use in the M-1 and C-1 Districts.

Regarding the discretionary items and the standards for approval: The requested modifications for fence height (8') and parking reduction align with established past practices of the Planning Commission to enhance site security and minimize unnecessary impervious surfaces, respectively. Maintenance of existing tree cover in lieu of removing existing trees and planting newer vegetation is also consistent with Planning Commission's past actions to preserve the natural features of a site to the extent feasible.

Based on the submitted traffic, noise, and support documentation, the project demonstrates technical compliance with the performance standards and compliance with all substantive ordinance requirements.

Respectfully,
McKENNA

Vidya Krishnan
Senior Principal Planner

cc: Ron Akers, Municipal Services Director
Brittney Williams, Planning and Zoning Coordinator
Paul Kammer, FTCH, Township Engineers
Andrew Lenaghan, Fire Marshal

February 3, 2026
Fishbeck Project No. 241581
Township Project No. 25-041

Brittney Williams
Planning and Zoning Specialist
Charter Township of Van Buren
46425 Tyler Road
Van Buren Township, MI 48311

Project Cannoli Preliminary Site Plan Review

At the Township's request, Fishbeck has reviewed the December 23, 2025, preliminary site plans, as well as the revised January 22, 2026, preliminary site plans, for the Project Cannoli site located on the north side of the North I-94 Service Drive between Haggerty Road to the west, Hannon Road to the east and I-275 to the north. The plans were submitted to the Township for preliminary site plan review.

The project includes construction of a high tech, data processing campus consisting of three processing buildings; an office/administrative building; a high voltage substation; bituminous pavement access drives and parking lots; heavy duty concrete truck docks; equipment yards; gravel utility pads; several stormwater detention ponds; site security fencing; fire water tanks and pump house; and other site improvements.

The comments in this letter are based on the requirements established by the *Engineering Standards Manual* (Charter Township of Van Buren, April 2014). The Applicant must include the noted items as part of the construction plans.

It should be noted that prior to the submittal of the Applicant's preliminary site plans in December 2025, Fishbeck and Township staff had been working with the Applicant to verify the capacity of the Township water and sewer systems with regards to the site's required flows. Separate system analyses were conducted prior to and during this review period.

General

All engineering design and plan creation shall be done in accordance with the general requirements established in Chapter II of the Township's *Engineering Standards Manual*.

1. All applicable Township standards must be included on the plans, including standard notes, easements, and all details for water main, sanitary, and storm utilities.
2. The plans must include the Township's standard detail sheets. The Township can provide full-size standard detail sheets if requested; otherwise, the singular detail sheets can be found at the back of the *Engineering Standards Manual*.
3. Any soil boring information, including groundwater elevations, and geotechnical reports, must be provided to the Township.

4. Plans must include the following required notes:
 - a. All construction shall conform to the current standards, specifications, and general conditions of the Township.
 - b. The Applicant is responsible for resolving any drainage problems on adjacent properties which are the result of the Applicant's actions.
5. The plans must include all applicable standards listed in Chapter II, Section C, of the Township's *Engineering Standards Manual* as part of the next engineering plan review submittal.

Water Main

All water main and service shall be designed in accordance with the standards set forth in Chapter III of the Township's *Engineering Standards Manual*.

Existing: The Township's GIS records indicate there is an existing 12-inch cast iron water main running north-south along the west side of Haggerty Road. This water main continues south down the west side of Independence Lane, where it dead ends just north of the North I-94 Service Drive. An existing 8-inch ductile iron water main continues south from Independence Lane along the west side of Haggerty Road, and dead ends just north of the North I-94 Service Drive. The existing water main along Haggerty Road includes several gate valves and hydrants.

Proposed: The Applicant's plan indicates three different proposed water main systems, including a domestic water main loop, fire suppression system including fire water storage tanks and pump house, and a process water line. The domestic water main loops throughout the site and is connected to existing water main on the west side of Haggerty Road. The proposed process water main is a 24-inch pipe extending north and connecting to the 42-inch GLWA water main at the Tyler Road and Haggerty Road intersection.

The Township, the Applicant, GLWA, and Fishbeck have had several independent conversations regarding the water service needs for the site including both domestic and process water flows.

Comments:

1. It is the Applicant's responsibility to determine which portions of the water main will require an EGLE Part 399 permit. All extensions of public water main, be it Township or GLWA, will require an EGLE permit. All EGLE correspondence must be submitted to the Township for review and record.
2. The Township and Fishbeck will work with the Applicant to design and construct the GLWA connection and meter pit in anticipation of the 24-inch main connection to the site. All parties will work with GLWA to finalize the requirements of the new connection. Further discussions and investigations are needed prior to finalizing engineering design and final site plans.
3. Currently the domestic water service is indicated as a separate connection. A follow up conversation between Fishbeck and the Applicant determined that the domestic water main will not be a separate connection to the Township system and will connect to the 24-inch process water main. Further design details and meter requirements will be discussed between the Applicant and Township staff during the engineering design and review process.
4. Basis of design calculations will be required for all proposed water mains. This includes domestic, process, and fire protection.
5. The Applicant should work with the Township Fire Marshall to determine if the site provides sufficient hydrant coverage for all buildings and site equipment. It appears there is a gap in hydrant coverage on the south side of the "Networking Service Building," as well as several areas with generators, chillers, etc. Please review if additional hydrants are needed to provide sufficient coverage and protection.

6. Profiles for all proposed water main will be required during the final site plan and engineering review. This includes domestic, process and fire protection water mains.
7. The existing water main surrounding the site shall be clearly labeled with size and material on the plans.
8. How will the proposed domestic water loop that services buildings 2 and 3 be supplied? These water mains appear to have no connections to the existing water main or the proposed water main loop to the west half of the site. A previous iteration showed a connection to the GLWA main along Hannan Road. It should be noted that a domestic connection to the GLWA main along Hannan Road is not permitted.
9. The Applicant will need to identify gate valve locations for engineering review. Online valve spacing shall be a maximum of 500 feet in commercial zoned districts.
10. The Applicant shall provide material type for all proposed water mains.

Sanitary Sewer

All sanitary sewer and service shall be designed in accordance with the standards set forth in Chapter IV of the Township's *Engineering Standards Manual*.

Existing: Township GIS records indicate there is an existing 21-inch reinforced concrete pipe sanitary sewer that runs north-south along the west side of Haggerty Road. This sanitary sewer ultimately crosses under I-94 and heads west along the South I-94 Service Drive.

Proposed: The Applicant's plans indicate a proposed process water waste line, a domestic sanitary force main, and a domestic sanitary gravity sewer throughout the site. Each building shows connections to the domestic sanitary sewer system, with an ultimate outlet connection to an existing sanitary manhole in the west side of Haggerty Road. A sanitary lift station is proposed, and appears to pump sewage from the office building and the buildings on the east side of the site to the ultimate outlet to the west. The plans indicate that Building 1 will have a proposed process water waste line outletting to three attenuation tanks and then connecting to an existing sanitary manhole in the west side of Haggerty Road. It should be noted that only Building 1 has process water discharge that will be monitored during wet weather events and rerouted to the attenuation tanks when necessary.

Comments:

1. The Township, the Applicant, and Fishbeck have had several independent conversations regarding the wastewater service needs for the site, both domestic and process wastewater flows. The maximum allowable discharge of process wastewater to the Township system is 0.75 mgd, with a requirement to store onsite during certain wet weather conditions. The Applicant is proposing three attenuation tanks to store wastewater from Building 1 onsite during applicable wet weather conditions. The Applicant will be required to work with the Township to provide a complete and final design of the process wastewater system that meets all determined requirements and constraints as part of the engineering review submittal to the Township.
2. Profiles of the proposed sanitary sewer will be required for the final site plan and engineering review.
3. The minimum pipe size for the sanitary sewer service is 6 inches for gravity lines.
4. Sanitary sewer material shall be provided and labeled for all sanitary sewers.
5. The Applicant shall show all cleanouts. Cleanouts shall be provided within five feet of foundation walls, at all bends, and at intervals no greater than 100 feet.
6. All design details and calculations for the domestic sanitary pump station must follow the Township engineering standards and will be reviewed during the engineering review submittal.

7. The Applicant must continue to work with SHVUA to provide required information for local limits and review EGLE requirements for industrial discharge. SHVUA approval will be required prior to Township final engineering approval.
8. Further design details, discharge control and meter requirements will be discussed between the Applicant and Township staff during the engineering design and review process.

Stormwater Management

All storm sewer and any stormwater management system shall be designed in accordance with the requirements set forth in Chapters V and VI of the Township's *Engineering Standards Manual*.

Existing: The existing site is an undeveloped property mainly consisting of farm fields, wetlands, and wooded areas, and currently contains no existing stormwater management systems. There are several County drains within the site including the French and Post Drain, Spear Drain, Cooper Counts Drain, and Delany Drain.

Proposed: The Applicant's plans indicate a stormwater management system for the site that appears to include underground enclosed storm sewer and seven stormwater detention ponds. Each detention pond is located adjacent to an existing County drain and shows an outlet to those County drains. Several site driveways are shown crossing the existing County drains and culverts are indicated at these crossings.

Comments:

1. Preliminary stormwater calculations have been reviewed as part of this preliminary site plan submittal. Full stormwater management calculations, including conveyance calculations, are required for the final site plan submittal, in accordance with the *Engineering Standards Manual*. The Applicant is required to provide stormwater management calculations that follow the Township standards as well as the Wayne County stormwater standards, and the plans must show both calculations as well. The Applicant is required to compare the two standards and provide a management design that provides for the more stringent calculations.
2. The Applicant will be responsible for acquiring a Wayne County permit for the proposed stormwater design. It is recommended that the Applicant begin conversations with the County construction permit office and the Wayne County Drain Commissioner if they have not already.
3. In accordance with the Township's *Engineering Standards Manual*, the allowable discharge rate for detention ponds is 0.1 cfs/acre. In accordance with the County Standards, for sites over 100 acres, the allowable discharge rate for detention ponds is 0.15 cfs/acre. The stormwater management calculations must indicate how the detention outlet rate and detention volumes were calculated. Both the Township and the County calculations must be shown, and the design must implement the more stringent standards.
4. Onsite storm water holding facilities shall be in accordance with the requirements of the Township's Storm Water Storage Standards. This includes requirements such as permanent pools, buffer zones, side slopes, etc.
5. The Applicant must provide material and pipe size for all storm sewer and culverts.
6. Profiles of the proposed storm sewer will be required for final site plan and engineering review.
7. The Applicant must provide detailed storm sewer plans for engineering review including storm structure location, invert elevations, storm sewer calculations, etc.
8. The site plans indicate significant wetlands within the project site, and it is anticipated that an EGLE joint permit will be required for this project. The Applicant shall keep the Township informed on the permit status and submit all permit approvals to the Township for review and record.
9. All drain crossings and culvert work will need to be reviewed and approved by the County Drain Commissioner's office. The Applicant shall forward all reviews and approvals to the Township for review and record.

Paving and Grading

All parking lot and driveway geometry shall be designed in accordance with the standards set forth in Chapters VII and VIII of the Township's *Engineering Standards Manual*.

1. All geometrics will be subject to the Township Fire Marshal's review of emergency accessibility for fire trucks and other equipment.
2. Entrance drive material and geometry must be designed in accordance with Township standards as well as Wayne County standards. Entrance drives must be concrete, in accordance with the Township's *Engineering Standards Manual*. The Applicant will be responsible for acquiring a Wayne County Construction permit for the entrance drive work within the County ROW at Haggerty Road, the I-94 Service Drive, and Hannan Road.
3. As part of the Engineering review process, the Applicant will be required to provide more detailed grading plans that indicate detailed ramp grades for Americans with Disabilities Act 2010 (ADA) ramp areas. Detailed ramp grades for ADA ramp areas will be reviewed during the engineering review submittal stage.
4. All drive and maneuvering lane widths must be approved by the Planner and the Fire Marshal.
5. Minimum concrete pavement thickness is 8 inches for commercial drives.
6. Minimum asphalt pavement thickness is 3 inches for a light duty parking lot. The Applicant must verify proposed pavement cross sections are sufficient for the intended use.

Traffic Impact Study

A trip generation forecast dated November 19, 2025, and prepared by Tetra Tech, was provided as part of the Staff review submittal package.

1. Based on the provided trip generation forecast, the Applicant should submit a traffic impact assessment, in accordance with Wayne County rules, specifications, and procedures for construction permits. The Applicant should also confirm that a traffic impact assessment is acceptable by the County as well.

Acoustic Report

An acoustics report dated December 22, 2025, and a subsequent revised acoustics report dated January 21, 2026, were submitted to the Township for review as part of the preliminary site plan review package.

It is our understanding that the acoustic report was revised due to comments made by the Township Planning Consultant and that site generators were not included in the December 22, 2025 report.

At the direction of the Township, Fishbeck is currently soliciting an independent consultant to provide a peer review of the submitted acoustics report. All review comments and letters will be provided to the Township and the planning commission as soon as they are available.

Soil Erosion and Sedimentation Control

The SESC plan shall be designed in accordance with Chapter II, Section D, of the Township's *Engineering Standards Manual*.

1. The SESC plan shall be designed in accordance with the *Engineering Standards Manual*, Chapter II, Plan Requirements, Paragraph D, SESC Plan Requirements, and in accordance with the Wayne County SESC standards. A permit must be acquired from the Wayne County SESC County Enforcing Agency. <https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>
2. Due to the size of the site, the Applicant will also be required to obtain an EGLE NPDES permit.

Recommendation

Based upon the preliminary engineering review of the Project Cannoli site plans dated December 23, 2025, as well as the revised January 22, 2026, preliminary site plans, and the preliminary investigations conducted in the fall of 2025, Fishbeck recommends the Planning Commission grant Project Cannoli preliminary site plan approval, subject to the comments listed above and the parameters set as part of the Township's systems analysis. The Applicant should review the comments listed above, as well as the plan and design requirements listed in the Township's *Engineering Standards Manual* and revise their design accordingly prior to resubmitting for Engineering Approval.

If you have any questions or require additional information, please contact Paul at 248.324.2137 or pkammer@fishbeck.com or Mike at 248.324.4796 or mtleppek@fishbeck.com.

Sincerely,



Paul J. Kammer, PE
Senior Civil Engineer



Michael T. Leppek, PE
Senior Civil Engineer

By email

Copy: Ron Akers – Township
Kevin Lawrence – Township
Andrew Lenaghan – Township
Vidya Krishnan – McKenna



VAN BUREN TOWNSHIP FIRE DEPARTMENT

46425 Tyler Road, Van Buren Township, MI 48111

David C. McNally II, Fire Chief: (734) 699-8900 x 8916

Andrew Lenaghan, Deputy Chief/Fire Marshal: (734) 699-8900 x 9416

February 2, 2026

Director of Planning and Economic Development
46425 Tyler Road
Van Buren Township, MI 48111

Project Cannoli
NE Corner of Haggerty and I-94 Service Drive
Van Buren Township, MI 48111

A preliminary site plan review was performed for Project Cannoli located at the Northeast Corner of Haggerty Road and the I-94 Service Drive. The proposed usage of the site is a Data Processing Campus. The focus of this review is Fire Department Access and Water Supply. The Code used for the review is the Van Buren Township adopted fire code IFC 2021 and common Fire Protection practices.

Project Overview: The Construction of a High-Tech Data processing campus consisting of three processing buildings, an office/administrative building, a networking building, and a guard entrance as well as a high voltage substation.

Fire Department Access: The site is accessed from a manned security entrance off the I-94 Service Drive, an emergency access point off Haggerty Road, and a second emergency access gate off Hannan Road.

1. On the Fire Protection plan (Sheet C-2203) The Emergency access #2 (Hannan Road) needs revision to accommodate the vehicle movement.
2. The Emergency access gates will be electronically controlled and accessible to the Fire Department with Knox gate key switch. In addition, the details of building access will need to be provided, including the use of an approved key box. IFC 506
3. The ability for the Fire Department to access the roofs using the aerial ladder is compromised due to the setbacks and height of the buildings. Interior stairwells may be necessary depending on the site layout. IFC 504
4. No parking fire lane signage is shown through the complex. IFC 503

5. Overhead utility lines must provide sufficient clearance for Fire Department access. In addition, location of the lines may need to be coordinated depending on the buildings for proper aerial ladder access. IFC 507

Water Supply: The project is connected to an existing municipal water main, which then appears to supply an on-site pump house and fire protection tanks. The Submittal indicates a fire pump building which provides fire protection water to the site buildings. The plans further show 27 proposed hydrants spaced at approximately 250 feet.

1. Gaps in Fire hydrant coverage that need to be addressed are:
 - The Generator area on the Northeast corner of Building 2
 - The Generator/Chiller area on the South Side of Building 2.
 - The Generator/Chiller area on the South Side of the Networking Service Building.
2. As the project details evolve, provide additional details on the municipal hydrants and on-site fire protection. This would include the location of underground valves, piping configurations, shut-off valves and location of Fire Department Connections (FDC) on the pump house. IFC 507

General Comments:

1. Due to the complex and various nature of the buildings, it is recommended that the 2024 IFC be used as the basis for fire protection. This should include the 2026 edition of NFPA 855 as necessary for stored energy.
2. Early discussions should be provided on fire alarm management for the site. If a centralized fire alarm system will be utilized the basic parameters shall be discussed in detail prior to design. IFC 907
3. Details on the Energy Storage system for the buildings shall be in accordance with IFC section 1207. As the project develops, details on the ESS shall meet the requirements of the IFC and require detailed submittals. IFC 1207
4. The location of any diesel fuel tanks needs to be evaluated to ensure that the proper distance is maintained from the building, exit discharges and fire protection equipment.

This plan review report does not relieve the design professional, building owner, and associated contractors from designing, installing and maintaining the system in accordance with the appropriate codes and standards. Code requirements not mentioned in this report are a requirement and must be completed, to provide a complete system that is in compliance with the Michigan Building Code.

Respectfully Submitted,

Andrew Lenaghan
Deputy Fire Chief/Fire Marshal
Van Buren Township



December 22nd, 2025

From: Michael Witkowski
DTE Electric Engineering

Subject: Project Panattoni – Preliminary Determination of Electrical Service Feasibility

Site: North of I-94 between Haggerty Road and Hannan Road

DTE maintains electric distribution facilities and ITC maintains electric transmission facilities in the general area in question. DTE will provide electrical service for the proposed new load addition, subject to further Line Extension Agreement and the rules of the Michigan Public Service Commission in effect at that time.

The developer has supplied the following information to DTE for ‘Method of Service’ review:

- Required temporary/construction power needs (size, secondary voltage, scheduled start date for construction)
- Projected final power needs (size, secondary voltage, anticipated date of occupancy, transformer sizes)

DTE has worked with ITC on this request and developed preliminary scope to extend transmission to the site to establish a point of service. Schedule to construct the transmission line extension is contingent upon permitting and acquisition of easements if needed.

The developer should be reminded that they will be required to provide easements for any DTE or ITC infrastructure on their property and that proper access/clearances must be maintained where applicable.

Significant system upgrades will be required to serve this development and could result in costs to the customer in addition to those associated with the services once the official work order has been created. In order to ensure that any system upgrades are completed in time for the new load addition, the developer should continue to work with DTE Electric. Important to note that this preliminary determination of feasibility does not reserve load serving capacity as the queue for new load addition is dynamic and subject to change without prior notice. A signed Line Extension Agreement is required to proceed.

Michael Witkowski /s/
Engineering Manager – DTE Electric

cc: K. Rahal, H. Singh, R. Ramirez, D. Mahoney



December 23, 2025

Supervisor Kevin McNamara
Van Buren Township
46425 Tyler Road
Van Buren Township, Michigan 48111

RE: Data center application for site plan approval

Dear Supervisor McNamara,

Because data centers are large energy users, DTE plays an important role in how projects show up in communities across our electric service territory. We help data center developers identify locations and do the necessary planning to support their electricity usage. More importantly, DTE ensures that once a project is approved by a local government, the data center pays the full costs associated with connecting to the grid and powering its operations.

The project in Van Buren Township proposed by Panattoni includes critical safeguards that will ensure reliability and protect DTE's existing customers from subsidizing the data center. The project also represents a meaningful economic development opportunity for the Township's community and broader southeastern Michigan region.

During the community open house, residents raised understandable concerns regarding reliability and affordability. We take these concerns seriously and believe it is important to clarify that state law and Michigan's regulated utility market offers protections to DTE customers from bearing any costs associated with data centers. In fact, existing customers are positioned to benefit when these large energy users join the electrical system that serves southeast Michigan.

Michigan's bipartisan law¹ that is attracting data centers to the state requires that projects pay their own way, ensuring residential customers are not subject to higher costs or subsidized rates when these projects are developed. Moreover, investments in utility infrastructure are not unlike investments made into municipal infrastructure. When large, energy-intensive users become part of DTE's customer base, costs to improve and maintain the system are spread more widely, creating an affordability benefit for all customers. Given the scale of infrastructure investments DTE is making on behalf of its customers, the timing of these projects coming to our electric service territory is fortuitous.

In recent years, DTE Energy's electric company has invested significantly to improve the reliability of the local electric distribution grid serving Van Buren Township. This includes upgrading outdated infrastructure and trimming trees to reduce both the frequency and duration of power outages. Our grid improvement work is happening across southeastern Michigan to improve

¹ [1. House Bill 4906 of 2023 \(Public Act 207 of 2024\) - Michigan Legislature, Senate Bill 237 of 2023 \(Public Act 181 of 2024\) - Michigan Legislature](#)

reliability during severe weather events and meet the electricity needs of our customers for decades to come.

While we are improving the reliability of our poles and wires, DTE is also transforming the way we generate electricity by retiring power plants that have reached their natural end-of-life and replacing them with assets like natural gas, renewables, and battery storage to maintain the reliable supply of electricity that our state's economy demands.

In total, DTE Energy is investing \$25 billion over the next five years in our state's electric and natural gas infrastructure, creating and sustaining thousands of Michigan-based jobs and generating millions of dollars in tax revenue for Michigan's local municipalities.

Data centers – and specifically the one proposed in Van Buren Township – will become major contributors to the investments DTE is already making in the distribution grid and our generation fleet, helping make our electric system more stable and resilient for everyone. Moreover, any costs associated with infrastructure unique to the data center will be paid for by the project and not passed on to DTE's existing customers.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Mahoney', with a long horizontal flourish extending to the right.

Daniel Mahoney
Director, Policy & Regional Affairs
DTE Energy

CC: Board of Trustees – Leon Wright, Sharry Budd, Byron Kelley, Kevin Martin, Donald Boyton, Jr., William Frazier

CC: Planning Commission – Bernard Grant, Brian Cullin, Jeff Jahr, Medina Atchinson, Jackson Pahle, Peter Creal



Water Tank



Transformer at transformer yards



Generator



Chiller



Cooling Tower (dual cell)

January 21, 2026

McKENNA
Vidya Krishnan, Senior Principal Planner
835 Mason St Suite A290,
Dearborn, MI 48124

**RE: Project Cannoli
NE Corner of Haggerty and I-94 NSD
Van Buren Township
Plan Review: VBT 25-041**

Dear Vidya:

On behalf of Panattoni Development, Kimley-Horn of Michigan, Inc. (Kimley-Horn) is pleased to provide the revised Site Plans for review and approval. The plans have been revised as necessary to address comments dated January 9, 2026. Those comments are addressed as follows:

Zoning and Use:

1. There is a major discrepancy in the calculation of building sizes on the plans. The building 'footprint' sizes noted in the site data table on sheet C-2000 do not match up to the footprints calculated based on the dimensions noted on the actual plan. Footprint, gross floor area, and area occupied by building + equipment yards must be clearly separated and not mixed up.

Response: The following table has been added to sheet C-2000 to summarize the requested areas.

FLOOR AREA SUMMARY TABLE					
	BUILDING 1	BUILDING 2	BUILDING 3	NETWORK SERVICES BUILDING	OFFICE BUILDING
BUILDING FOOTPRINT (SF)	313,078	509,741	87,513	126,875	28,535
GROSS FLOOR AREA (SF)	279,378	952,082	75,813	103,975	N/A
USABLE FLOOR AREA (SF)	33,700	67,400	11,700	22,900	28,535
EQUIPMENT YARD (SF)	325,513	787,051	169,067	69,868	N/A
EQUIPMENT YARD + BUILDING FOOTPRINT (SF)	638,591	1,296,792	256,580	196,743	28,535

Dimensional Requirements:

1. Some of the setbacks are noted from the zoning split line, correct those.

Response: The setbacks that were measured from the zoning lines have been corrected. All setbacks are now measured from the property line, and the relevant calculations have been updated.

Standard	Required – M-1	Provided
Minimum Front Yard Setback	50 feet	Building 1 – 220' (Haggerty) Building 2 – 633' (I-94 NSD) Building 3 - 505' (Hannan) NSB – 1200+' (south) 1100' + (west)
Minimum Side Yard Setback	40 feet (one) 80 feet (two)	Building 1 -104' (north); 851' (south) Building 2 – 287' (east); 235' (West) Building 3 – 139' (north) and 110' (South) NSB -? (east)
Minimum Rear Yard Setback	50 feet	Building 1 – 106' (east) Building 2- 577' (north) Building 3- 1479' (west) NSB – 449' (north)
Maximum Lot Coverage	35%	Calculate separately for M-1 portion
Maximum Building Height	30 feet and 2.5 stories*	Building 1 – 46' (1-story) Building 2 – 64' (2-story) Building 3 – 44' (1-story) NSB – 44' (1-story)

- 2.

Response: The provided zoning table has been updated with the missing information and the setbacks to the property lines instead of the zoning split. Below is a snip of the new zoning table as seen on the plans.

SETBACK TABLE		
STANDARD	REQUIRED	PROVIDED
MINIMUM FRONT YARD SETBACK	50 FT (M-1)	BUILDING 1 – 220 FT (HAGGERTY) BUILDING 2 – 633 FT (I-94 NSD) BUILDING 3 – 505 FT (HANNAN) OFFICE – 695 FT (SOUTH) NETWORK SERVICE BUILDING – 972 FT (SOUTH)
MINIMUM SIDE YARD SETBACK	40 FT (ONE); 80 FT (TWO) (M-1)	BUILDING 1 – 103 FT (NORTH) BUILDING 2 – 287 FT (EAST); 235 FT (WEST) BUILDING 3 – 139 FT (NORTH); 110 FT (SOUTH) OFFICE – 1718 FT (EAST) NETWORK SERVICE BUILDING – 1720 FT (EAST)
MINIMUM REAR YARD SETBACK	50 FT (M-1)	BUILDING 1 – 109 FT (EAST) BUILDING 2 – 577 FT (NORTH) BUILDING 3 – 1484 FT (WEST) OFFICE – 1144 FT (NORTH) NETWORK SERVICE BUILDING – 449 FT (NORTH)
MAXIMUM LOT COVERAGE	35% (M-1) N/A (C-1)	11.0% (M-1) 1.1% (C-1)
MAXIMUM BUILDING HEIGHT	30 FT AND 2.5 STORIES* (M-1)	BUILDING 1 – 48.0 FT (1 STORY) BUILDING 2 – 64.0 FT (2 STORIES) BUILDING 3 – 45.7 FT (1 STORY) OFFICE – 19.7 FT (1 STORY) NETWORK SERVICE BUILDING – 45.7 FT (1 STORY)

Access and Circulation:

1. The plan does not show a sidewalk along I-94 SD extending from the east side of the Main Access Drive to the southeast corner of the parcel. In lieu of the sidewalk in this area, the applicant proposes to install an off-site sidewalk on the west side of Haggerty Road extending from Coolidge Road to Old Haggerty Road. The sidewalk on the west side of Haggerty is not required of the applicant under Ordinance regulations. It is our understanding that the applicant is willing to enter into a development agreement with the Township to pay in lieu of the sidewalk at this time, so a sidewalk can be constructed at a future date when it serves to create a continuous pedestrian pathway. If the Planning Commission does not accept the proposal, the applicant will be required to construct the sidewalk along the missing portion on I-94 SD frontage and can make a determination if they want to provide the off-site sidewalk or eliminate it from the plan.

Response: A sidewalk along the frontage of I-94 SD has been drawn into the site plan and labeled as "Alternate Sidewalk."

Parking and Loading:

1. The office building has a total of 212 spaces, which if reviewed in silo would require 7 barrier free spaces per Section 9.103. The plan shows a total of 5 spaces at the building and 1 at the guardhouse. Since this is the building with the greatest number of employees, we recommend that a total of 7 spaces be provided at the building. If necessary excess barrier free space elsewhere on the site can be reduced.

Response: An additional 2 barrier free spaces have been added to the office building to bring the total to 7 barrier free spaces at the building, and 21 barrier free spaces on site.

2. The applicant is also requesting a deviation from the required number of loading spaces (22). Unlike general parking requirements, the Zoning Ordinance does not provide the Planning Commission with the authority to approve deviations from loading space standards. As such, any request for relief from these requirements must be pursued through the appropriate variance process with the Zoning Board of Appeals.

Response: The proposed loading spaces have been adjusted to meet or exceed the required loading spaces for each building. A variance with is no longer being requested.

3. The site data table incorrectly notes the number of loading spaces for which deviation is being sought for building 2 as 18 – correct number is 17. Further, Sheet C-2105 shows a loading zone for the office building even though the site data table notes that no loading space is being provided.

Response: The table of required and proposed spaces has been updated. Deviation for loading spaces is no longer proposed. The proposed space at the office building is now reflected in the site data table.

4. Clarify if any of the barrier free accessible spaces are EV spaces.

Response: One of the barrier free accessible spaces will be an EV space. This clarification has been added to the site plan.

Landscaping and Screening:

1. **Interior Parking Lot Landscaping:** The calculations for Building 3 are incorrect. The plan notes landscaping required as 1,174 sq. ft, landscaping provided as 989 sq. ft and proceeds to use 1,403 sq. ft for the calculations. Correct the error.

Response: Calculations have been corrected.

2. **Loading Area Landscaping:** As previously noted, the site has a shortfall of 22 loading spaces. If the applicant's request for variance is denied, the required spaces must be shown and appropriately screened.

Response: The loading spaces on site have been updated to meet the required count. A variance is no longer requested.

3. **Adjacent to OT (north):** The landscape plan includes greenbelt calculations, but it is unclear what property line measurements were taken to calculate the tree requirement, and which part of the landscaping has been counted towards this standard. The plan must be revised to note the total length of the property line abutting OT district, the areas used in the calculation, the area where the trees noted have been provided and the specific areas where the existing vegetation is being counted towards meeting the standard.

Response: The full length of the property line abutting the OT district has been labeled and included in the calculations. Existing trees that count towards this requirement have been labeled on the plans. Hatching has been provided for all areas where existing vegetation is being requested to count towards greenbelt plant material requirements.

4. **Adjacent to M-1 (east):** Similar to the comment above, details on how the greenbelt measurements were calculated must be specified.

Response: The full length of the property line abutting the M-1 district has been labeled and included in the calculations. Existing trees that count towards this requirement have been labeled on the plans.

5. **Mechanical and Utility Equipment Screening:** In order for Planning Commission to determine compliance with this standard, the following must be done:
 - a. The line-of-sight diagrams provided must include ALL of the equipment yards, or separate diagrams showing line of sight from off-site must be provided. For example, the water tower and some of the cooling units on the east side of Building 1 are 42' to 62' tall. The equipment is taller than the building. What will be the view from the abutting property to the north? Will the generators on the north side of Building 1 be visible from southbound Haggerty?

Response: An additional section has been added to show the relationship between southbound Haggerty Rd, the abutting property to the north, and the cooling units on the north and east sides of Building 1.

- b. The generators on the south side of Building 3 have no screening. They are placed in a location where they are in line with the access drive off Hannan Road, so there is no intervening landscaping to block the view. The units need to be shifted a little to the north, so they are not directly in the line-of-site from Hannan Road.

Response: An additional section has been added to show the relationship between northbound Hannan traffic and internal mechanical equipment.

- c. Will the existing vegetation along the east property line conceal view of the equipment on the east side of Building 2?

Response: Additional existing views from the east property line have been added to show the current level of screening. Additional trees have been added anywhere that is not fully screened by existing vegetation.

6. **Stormwater Basin Landscaping (Section 10.103(K)):** The plans at this time show an attenuation pond along the site's Haggerty Road frontage. The pond is subject to review and approval of the Township Engineer. For purposes of planning, details of the pond, including the wall to be constructed around it with material, height etc., must be provided. We recommend that landscaping be installed in the form of dense shrubs on the west and northwest sides of the pond which are visible from Haggerty Road due to a gap in the greenbelt to accommodate an existing drain. In order to enable us to verify accurate tree placement and count, please represent the trees on the landscape plan with different colors indicating which criteria they are being installed for. Ex: green for greenbelt trees, blue for replacement trees, orange for interior etc.

Response: All trees have been color coded based on requirement. The Attenuation pond has been removed and replaced with tanks that are being screened by the berm at the adjacent property line and trees.

Tree Removal Permit:

- a. Clarify if the tagged trees are the ones located in the area of disturbance only.
- b. The summary incorrectly notes that all regulated trees have a size of 8" or greater DBH. Per the ordinance a regulated tree is any tree which is 5" DBH or larger.
- c. Due to the incorrect determination on what constitutes a regulated tree the summary must be updated. Total trees surveyed, regulated trees surveyed, exempt/nuisance trees to be removed, regulated trees to be removed and required replacement.
- d. Replacement plantings must be in conformance to ordinance standards listed in Section 8.106. The landscape plan notes ZERO replacement trees which is not acceptable. The Planning Commission has approved payment into a tree fund only in situations where the required replacement trees cannot possibly fit

- e. Required landscaping trees cannot be counted towards replacement trees.

Response:

- a) ***The tagged trees are the ones located in the area of disturbance. The trees outside of the area of disturbance have been counted but not tagged.***
- b) ***The summary has been updated to correctly identify the DBH requirement.***
- c) ***The summary has been reformatted for clarity. The determination of a regulated tree was incorrectly noted on the plans but correctly quantified. The plans and counts have been updated to reflect the correct determination.***
- d) ***The landscape plan has been updated to include 906 replacement trees. These trees consist of 4" CAL deciduous trees and 8' HT coniferous trees. The upsized trees have a replacement rate of 1:2, with a total of 1,812 provided.***
- e) ***Replacement trees have been delineated from required landscaping trees.***

Lighting:

1. The following items must be addressed:
 - a. Pole light fixture height is measured to the top of the fixture, not the bottom. Correct the detail on Sheet E-2000.
 - b. The luminaire schedule on Sheet E-2000 notes the CCT as 3000K. However, the cut-sheet appears to include CCT between 3000-5000K. Clarify that these are just standard options, but the fixtures used will all comply with the 3000K maximum limit.

Response:

- a) ***The "overall fixture mounting height" dimension on E-2000 has been updated to span the full height of structure, including the top of the fixture.***
- b) ***The specification sheet lists a standard color temperature range of 3000K-5000K for the proposed fixture. However, all fixtures proposed shall be provided and installed at the maximum 3000K color temperature in accordance with the project requirements. A note has been added to sheet E-2000 for clarity.***

Architecture and Building Details

1. The following items must be addressed:
 - a. Clarify if I.M.P stands for Integrated Metal Panel system and if Building 1, 2 and 3 are constructed entirely of metal panels.
 - b. Provide colored renderings for all buildings. The use of the various materials and how they comport with each other can be seen on a colored visual.
 - c. Per Section 3.111 (D) all buildings in the C-1 district must be constructed of brick or another material of similar architectural quality and appearance as determined by the Planning Commission. Include percentage material calculation for each facade of the office building. The brick is also incompletely

represented on the elevations. Some areas have actual brick detailing to distinguish it from the surrounding material while other areas just have a label "BRK." If the wall is staggered and brick is seen along the same façade, it must be represented the same way. The Planning Commission has consistently required the use of brick and stone as the primary material with metal, E.I.F.S being used only as an accent.

- d. Provide full elevations for the building and structures at the secure entrance. The structures are located within C-1 zone and must comply with the C-1 district requirements. The canopy support poles must be encased in brick consistent with other gas station canopy structures recently approved in the Township. The guardhouse must also be constructed of brick/stone.

Response:

- a) ***Buildings 1, 2 and 3 have integrated panels that have various finishes, including paint, stucco/EIFS-like texturing, and cavity wall brick applications to give varied interest to the facades of all the buildings on the campus.***
- b) ***Colored renderings have been provided as requested.***
- c) ***As requested for the Office Building on the C-1 zoned portion of the property, a façade of primarily brick has been provided.***
- d) ***Full elevations for the buildings on the campus have been provided. Accessory buildings like guard booths will comply with C-1 requirements for brick cladding as design progresses.***

Dumpsters:

1. The following must be addressed:
 - a) Add a statement explaining why the NSB would not require a dumpster.
 - b) A dumpster enclosure must be provided for the office building. With an area close to 30,000 sq. ft and 200+ parking spaces, trash will be generated from this building.
 - c) The enclosure must be provided with steel reinforced wooden gates. The proposed aluminum gates with vinyl inserts do not comply with the ordinance.

Response:

- a) ***A dumpster has been added to the NSB.***
- b) ***A dumpster has been added to the office building.***
- c) ***The dumpster enclosure detail has been modified to include a steel reinforced wooden gate. See the new detail on sheet A-0008.***

Signs:

1. The following must be addressed:
 - a. The main monument sign is located within the M-1 zone. The sign detail noted on Sheet C-5000 does not include sign area calculations, which must be included. Proposed materials and colors must also be clearly labeled.
 - b. Provide details for the proposed emergency signs. VAN BUREN CHARTER TOWNSHIP VBT-25-041 | Project Cannoli | Site Plan Review #2 January 8, 2026
 - c. Client logo cannot be added to emergency signs. Doing so would qualify the signs as main identification signs. See Section 11.108 (D) for number of

permitted signs with allowable sign area.

- d. All 3 signs along the site's frontages must be located 10' from the property line and outside the clear vision triangle area. Demonstrate compliance.

Response:

- a) *The monument sign detail has been updated with color, materials and sign area calculations. The detail has been relocated to sheet A-0009.*
- b) *"AUTHORIZED VEHICLES ONLY" signs have been added at the Hannan Rd and Haggerty Rd emergency entrances. The sign detail can be found on C-5000.*
- c) *The monument signs at the Hannan Rd and Haggerty Rd emergency entrances have been removed and replaced per the previous comment response.*
- d) *The main entrance's monument sign has been relocated to be 10' from the property line. The respective sight triangles can be found on Sheet C-2000. No sight triangles are shown for the emergency entrances due to the removal of the monument signs.*

Fencing:

1. Clarify if the fence is wood or vinyl. It is simply labeled as equestrian fence.

Response:

The proposed rail fence is wooden. The callouts and detail have been updated to specify the wooden fence.

Noise Study:

1. The noise study must be updated to take into account the generators on the site and the greenbelts with berms which contribute to noise mitigation. The noise level data must be accordingly updated.

Response: The sound study has been updated to show two scenarios. The first scenario depicts the noise levels for the standard operations of the facility. The second scenario depicts the standard operations plus the maintenance of the generators. No more than two generators would be operational during standard operations for the sake of testing. However, scenario two depicts two generators being tested per data center (six generators total).

The sound model includes noise mitigation from the proposed surface, which includes the perimeter berms. It does not account for mitigation from vegetation because during the winter months there is significantly less vegetation.

Sincerely,

KIMLEY-HORN OF MICHIGAN, INC.

Matthew Hadar

Matt Hadar



January 21, 2026

David Boyak, Sr. Development Manager
Panattoni Development Inc.

**Subject: *Project Cannoli Noise Assumptions and Report
Van Buren Township, Michigan***

Kimley-Horn modeled and analyzed the noise emission levels from the proposed operational equipment at the Project Cannoli site, in support of campus planning. The Project Cannoli site is expected to consist of one (1) network service building, one (1) office building, and three (3) data center (DC) buildings, which will include COMFORT HVAC units on all data center buildings, air-cooled chillers at DC Building 2, DC Building 3, and network service building, two-cell cooling towers at DC Building 1, Perun Transformers on DC Building 1, DC Building 2, and maintenance generators at each DC building.

Project Noise Targets

Van Buren Township, Michigan regulates noise in Chapter 42, Article 2, Division 5, of the Code of Ordinances ([https://library.municode.com/mi/van_buren_charter_township_\(wayne_co.\)/codes/code_of_ordinances?nodeId=COOR_CH42EN_ARTIINU_DIV5NO](https://library.municode.com/mi/van_buren_charter_township_(wayne_co.)/codes/code_of_ordinances?nodeId=COOR_CH42EN_ARTIINU_DIV5NO)). The Code states that “It shall be unlawful for any person to make or to cause to allow any unreasonably loud or disturbing amplified noise of a character, intensity, raucousness or duration as to be detrimental to the life, health or welfare of any person or as to annoy, disturb, injure or endanger the comfort, repose, peace or safety of any person, whether on a steady or intermittent basis. At all times, amplified sound that is plainly audible and that meets either of the following criteria is prohibited:

- 1) Noise that is unreasonably loud or disturbing; or
- 2) Noise that crosses real property boundaries and interferes with the peace, comfort or enjoyment of persons residing in a dwelling unit or a residence or persons located at a receiving property.”

Additionally, the Charter Township of Van Buren Zoning Ordinance (https://energyzoning.org/sites/default/files/PDF/2616381660_Van%20Buren%20Charter%20Township_Wayne_20220615.pdf), Article 8, Section 8.102.K states the following:

“K) Noise. The pressure level of sounds shall not exceed the following decibel levels when adjacent to the following types of uses:

Sound Level	Adjacent Uses	Where Measured
67 dBA	Residential / Agricultural	Boundary Property Line*
75 dBA	Commercial / Office	Boundary Property Line
80 dBA	Industrial / Other	Boundary Property Line

*except where normal street traffic noise levels exceed sixty-five (65) dBA, the use noise level may equal but not exceed the traffic noise level.

- 1) The sound levels shall be measured using a weighted decibel measurement and with a type of audio out meter approved by the National Institute of Standards and Technology.
- 2) Objectionable noise as determined by the Board, of an intermittent nature or high frequency sounds, even if falling below the aforementioned decibel reading, shall be muffled so as not to become a nuisance to adjacent uses. This shall particularly apply to loading and unloading areas in commercial or industrial districts adjacent to residential districts.”

Van Buren Township regulates noise through a combination of subjective nuisance-based criteria and objective sound level limits. Chapter 42 of the Code of Ordinances generally prohibits unreasonably loud or disturbing noise that crosses property boundaries and interferes with nearby uses, but does not establish quantitative operational noise thresholds. In contrast, the Zoning Ordinance provides explicit, measurable decibel limits by adjacent land use, which are treated as the applicable objective criteria for this analysis and form the basis of the project noise targets used in this report.

Modeling Assumptions and Methodologies

Kimley-Horn modeled the Project Cannoli site scenarios using the following assumptions.

Modeling Software	SoundPLAN 9.1
Modeling Standard	ISO 9613-2:2024 - Acoustics - Attenuation of Sound During Propagation Outdoors - Part 2: General Method of Calculation
Terrain	Project specific final grade topographical contours for project area and United States Geological Survey (USGS) topography for surrounding areas.
Structures	On-site data center buildings included in the model to account for shielding. Off-site buildings included in the model to account for shielding.
Ground Factor	<ul style="list-style-type: none"> • 0.0 - Very Hard and Dense Surface (Asphalt, Concrete, Water) • 0.4 – Project Area, excluding Hard and Dense Surfaces • 0.8 – Compacted Field and Gravel (Compacted Lawns, Park Area) • 1.0 – Normal Uncompacted Grounds (Forest Floors, Pasture Fields)
Foliage	Foliage not modeled.
Meteorology	Downwind conditions assumed for all modeled noise-sensitive receptors.
Temperature	10 degrees Celsius modeled.
Relative Humidity	70% relative humidity modeled.

Table 1 summarizes the modeled noise levels associated with the proposed sound generating equipment that would be located at the project location.

Table 1: Modeled Noise Emitting Equipment

Sound Generating Devices	Notes
COMFORT HVAC Units	Emitter Height per <i>Cannoli Noise Emitter</i> provided document modeled at each data center building

Air-Cooled Chillers (ACC)	Only modeled in the DC Building 2, DC Building 3 and Network Service Building. Emitter Height varied per building, per <i>Cannoli Noise Emitter</i> document
Two-Cell Cooling Towers	Only modeled in DC Building 1, per <i>Cannoli Noise Emitter</i> document
Perun Transformers	Only modeled in the DC Building 1 and DC Building 2, per <i>Cannoli Noise Emitter</i> document
Maintenance Generators	Two units modeled per DC buildings only.

Project Layout and Equipment Counts

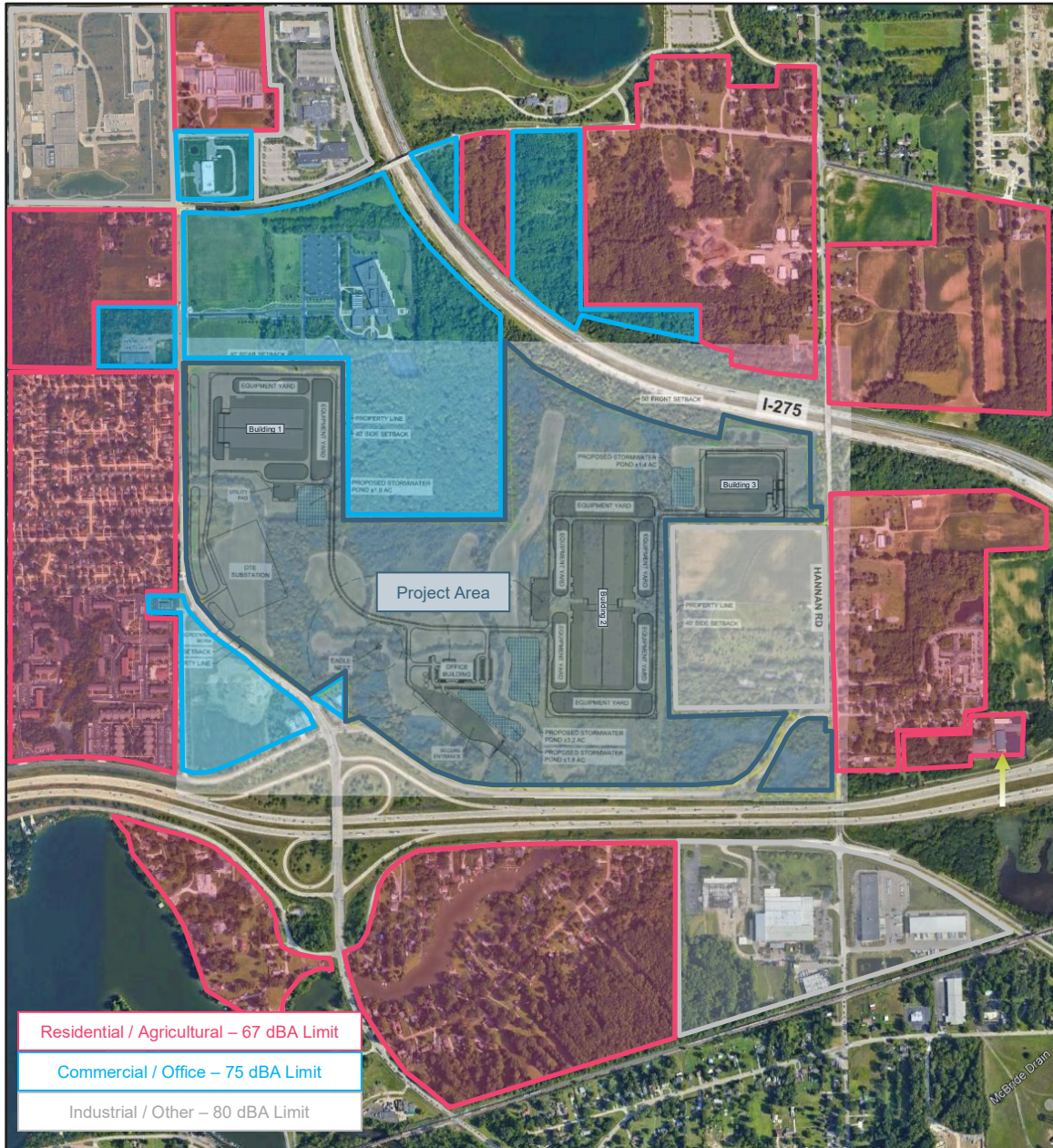
The current layout consists of three data center buildings, a network service building, and various miscellaneous site uses. The currently proposed site plan is shown in **Figure 1**.

The currently proposed data center buildings will consist of the following equipment:

- DC Building 1
 - COMFORT HVAC Units – 4 Total
 - Two-Cell Cooling Towers – 9 Total
 - Perun Transformers – 2 Total
 - Maintenance Generators – 2 Total
- DC Building 2
 - COMFORT HVAC Units – 4 Total
 - Air Cooled Chillers (ACC) – 240 Total
 - Perun Transformers – 4 Total
 - Maintenance Generators – 2 Total
- DC Building 3
 - COMFORT HVAC Units – 2 Total
 - Air Cooled Chillers (ACC) – 24 Total
 - Maintenance Generators – 2 Total
- Networking Service Building
 - Air Cooled Chillers (ACC) – 8 Total

An overview of the land uses surrounding the proposed Project Cannoli site is displayed in **Figure 2**.

Figure 2: Surrounding Land Uses – Data Source: Van Buren Township 2023



Modeled Scenarios

The following model scenarios were analyzed for this study:

- Standard Operations – This model includes all buildings operating under continuous load operations.
- Standard and Maintenance Operations – This model includes all buildings operating under continuous load operations along with routine maintenance and testing of the Maintenance Generators at all DC buildings.
 - Three generator sets (two generators per data center building, 6 total) are activated in maintenance mode.
 - The model toggles on the generators closest to noise-sensitive use receptors to represent a conservative worst-case maintenance scenario at the nearest noise-sensitive locations.

Results

Utilizing the input data described above, SoundPLAN 9.1 was used to calculate anticipated operational noise levels at the noise-sensitive land uses surrounding the Project Cannoli site.

The SoundPLAN-predicted equivalent noise levels for the Standard Operations scenario are anticipated to range from approximately 47 to 70 dB(A) at the project boundary line. While the 67 dB(A) limit contour is predicted to cross the project boundary line, it does not extend into boundary areas adjacent to residential or agricultural land uses. Accordingly, the Standard Operations scenario is not predicted to exceed applicable noise thresholds.

The SoundPLAN-predicted equivalent noise levels for the Standard and Maintenance Operations scenario are anticipated to range from approximately 47 to 70 dB(A) at the project boundary line. While the 67 dB(A) limit contour is predicted to cross the project boundary line, it does not extend into boundary areas adjacent to residential or agricultural land uses. The predicted noise levels for this scenario are identical to those of the Standard Operations scenario, indicating that generator operation during routine maintenance contributes minimally to overall sound levels at the project boundary. Accordingly, the Standard and Maintenance Operations scenario is not predicted to exceed applicable noise thresholds.

The equivalent operational noise contours for the modeled scenarios are shown in **Figure 3 through Figure 4**.

Figure 3: Standard Operations - Noise Contours

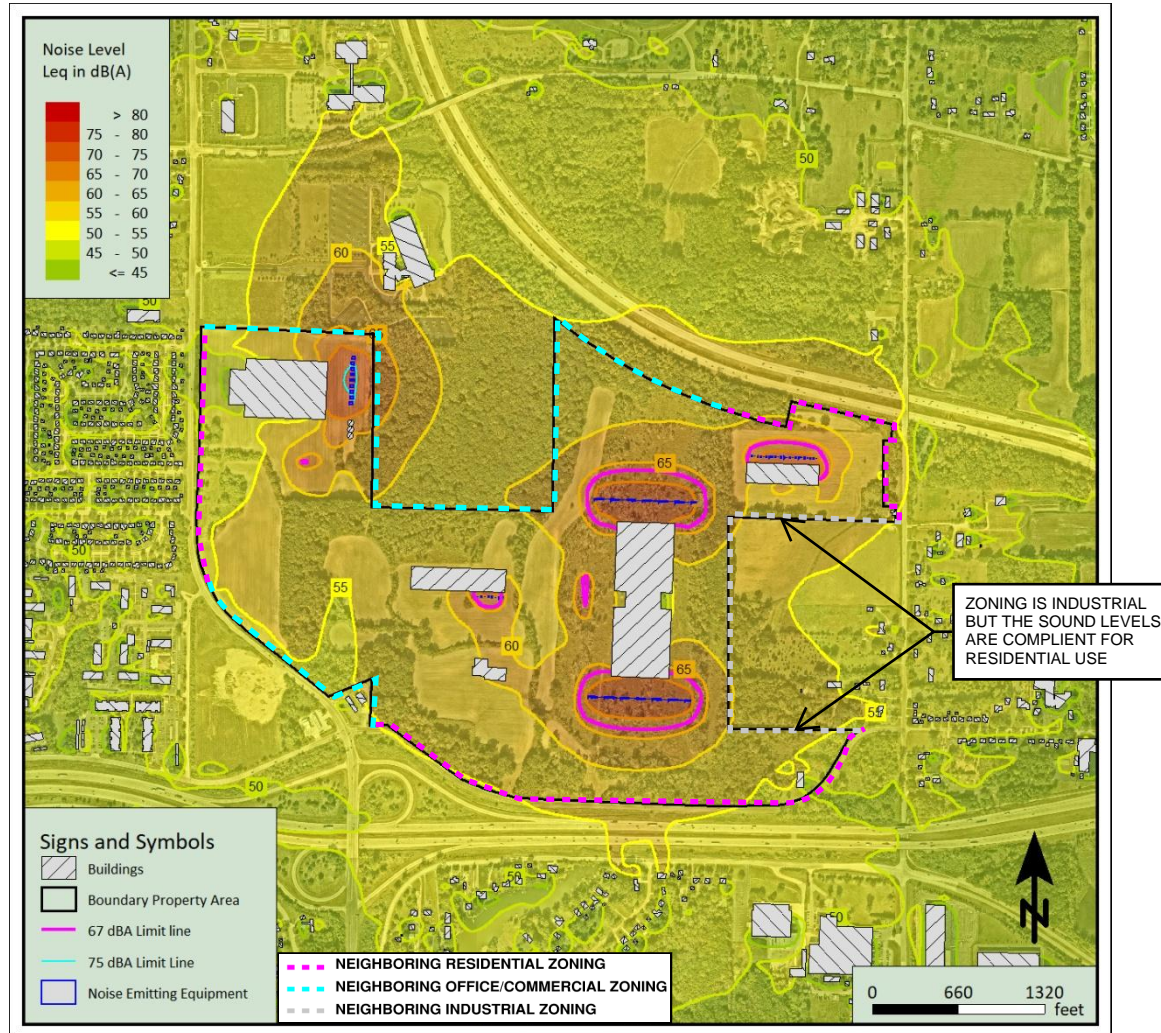
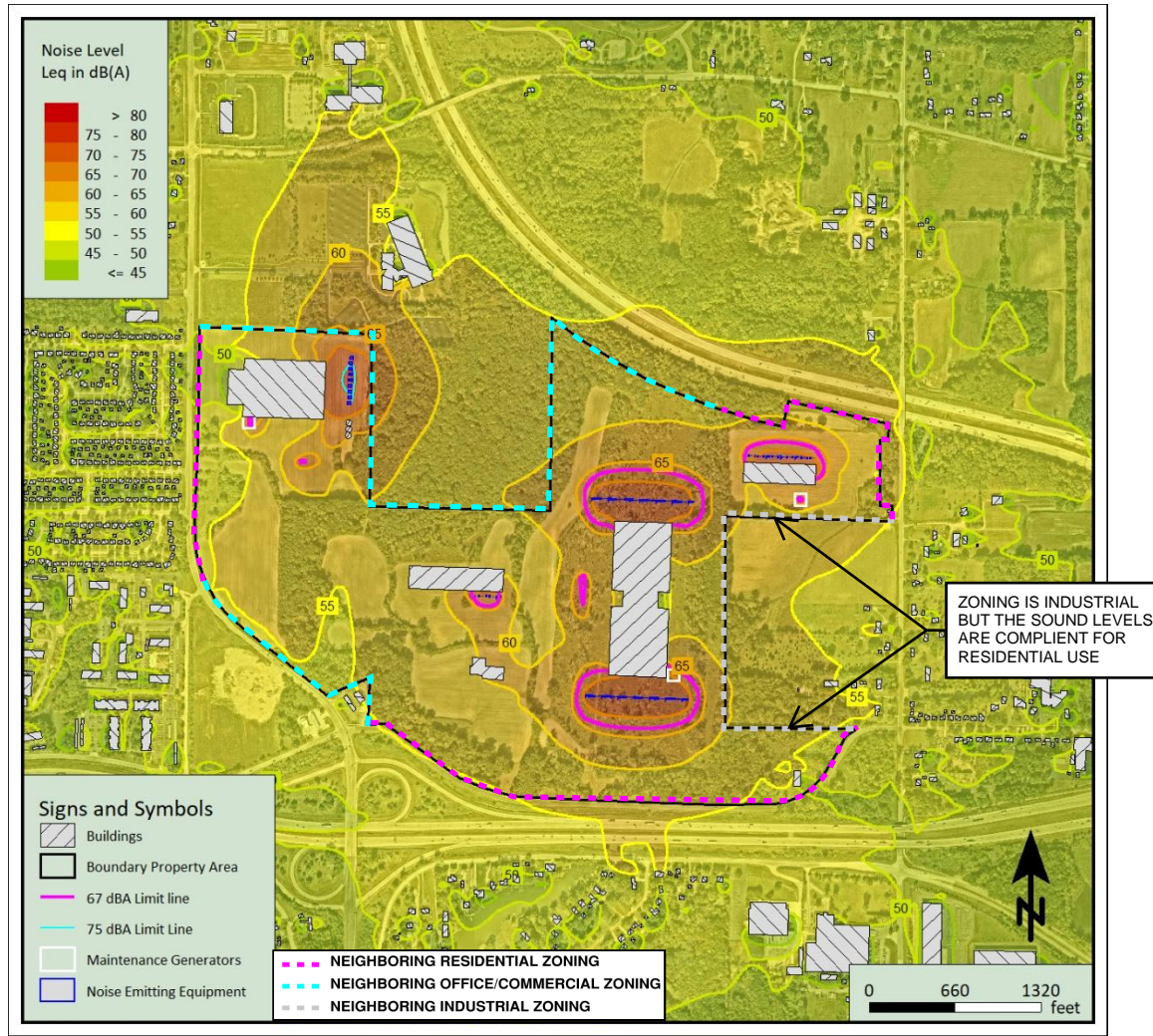


Figure 4: Standard and Maintenance Operations - Noise Contours



Conclusions

Kimley-Horn modeled and analyzed the noise emission levels from the proposed operational equipment at the Project Cannoli site, in support of campus planning. The Project Cannoli site is expected to consist of one (1) network service building, one (1) office building, and three (3) data center (DC) buildings, which will include COMFORT HVAC units on all data center buildings, air-cooled chillers at DC Building 2, DC Building 3, and network service building, two-cell cooling towers at DC Building 1, Perun Transformers on DC Building 1, DC Building 2, and maintenance generators at each DC building.

Overall, the SoundPLAN modeling results indicate that Standard Operations and Standard and Maintenance Operations comply with the applicable zoning ordinance noise limits at project boundary locations adjacent to residential and agricultural land uses. Although the 67 dB(A) contour is predicted to cross the project boundary under both scenarios, it does not extend into residential or agricultural areas, and noise levels at sensitive land use interfaces remain below the applicable thresholds. The modeling results further indicate that routine maintenance activities, including generator operation, do not result in a measurable increase in noise impacts at the project boundary relative to standard operations.