

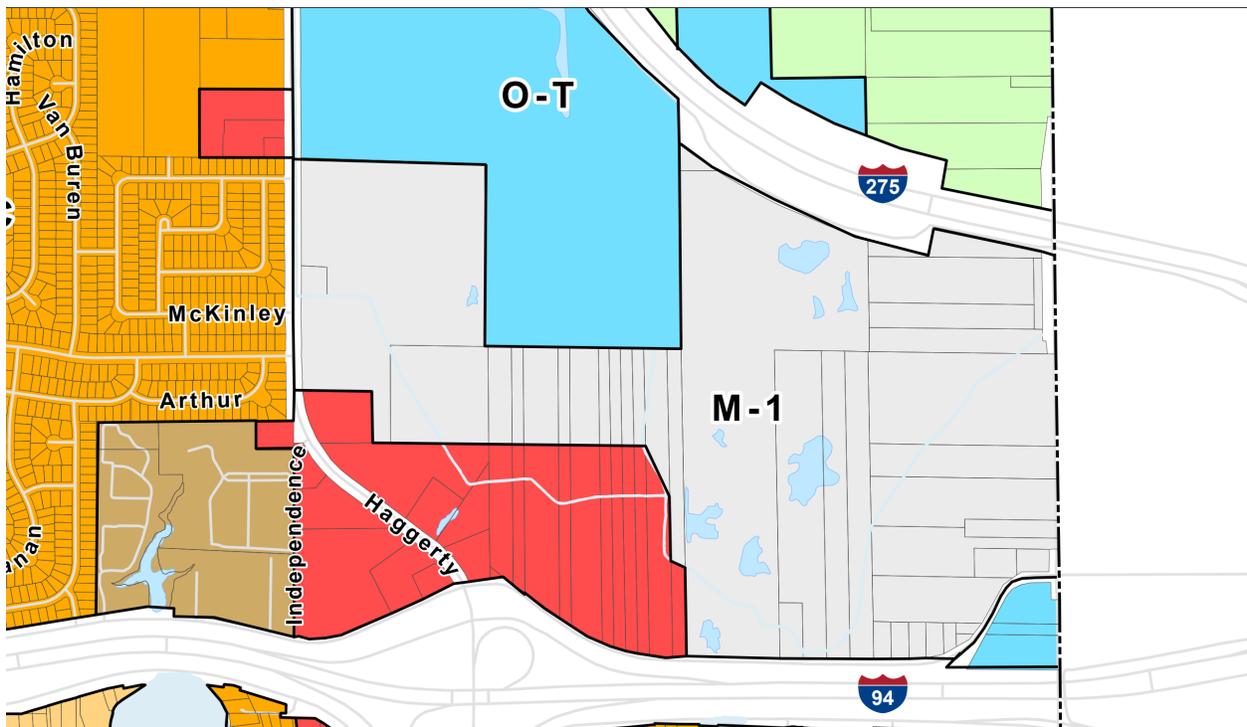
Project Cannoli Data Center Frequently Asked Questions (FAQs) 1/6/2026:

Project Cannoli is a proposed data center project which is located near the I-94/Haggerty Road area. Over the past several weeks the Township has been asked several questions regarding the project and we wanted to provide responses to those questions so our residents had the opportunity to review them prior to the Planning Commission meeting. Please see below for specific questions and answers to those questions related to the development.

Zoning

What is the Zoning of the Property and Does It Allow Data Centers?

A: Most of the property is zoned M-1, Light Industrial, with a portion of the property being zoned C-1, General Commercial. The M-1 zoning district allows “High Tech, Data Processing, and Computer Centers” as a “Permitted Use” in the district. The proposed data center buildings are located within portions of the property zoned M-1. There is a proposed area for an office building and a substation in the C-1 portion of the property. Both are allowable uses in the C-1 district. Please see below for an image from the Township’s zoning map.



When was the Zoning of the Property Changed?

A: The property has been zoned M-1 Light Industrial since at least 2005. Prior to this in the late 90’s the property was under a different designation called, “Business Office District.” The Township’s Zoning Ordinance was amended in 2018 to allow “High Tech, Data Processing, and Computer Centers” as a permitted use in the M-1, Light Industrial and M-2, General Industrial zoning districts. The use was allowed as a permitted use in the OT, Office Technology zoning district since the early 2000’s.

What is a “Permitted Use”?

A: There are two types of land use designations in the Township’s zoning ordinance. These are “Permitted Uses” and “Special Land Uses.” A “Permitted Use” is sometimes referred to as a use by right in a zoning district. It is a use which is automatically allowed in a zoning district if it meets the standards of the zoning ordinance. A “Special Land Use” is a land use which generally fits the zoning districts purpose, but needs discretionary review and approval because of its unique features which may be more impactful on neighboring properties. “Special Land Uses” also allow for certain conditions outside of the zoning ordinance to be placed on the approval.

What Other Uses are Allowed in the M-1, Light Industrial Zoning District?

A: Please see below for the list of allowable uses in M-1:

Article 3: Zoning Districts and Permitted Uses

Section 3.115 M-1, Light Industrial District

(A) STATEMENT OF PURPOSE
In the M-1 District, it is intended that limitations placed upon the degree of noise, smoke, glare and other features of light industrial operations shall make such uses compatible with nearby commercial and residential uses. It is further intended that some light industrial uses shall act as a transition between heavy industrial uses and non-industrial uses and shall not require railroad access or major utility facilities. Certain commercial uses which are desirable to serve the employees and visitors of the industrial uses are also permitted in this district.

(B) PERMITTED USES	(C) SPECIAL LAND USES
<ul style="list-style-type: none"> • Wholesale Sales • Warehousing (excluding Distribution Centers) • Manufacturing and Processing (Light) • Laboratories, Minor • Laboratories, Major • Retail Dry Cleaning Plants and Laundries • Public utility buildings, telephone exchange buildings, electric transformer stations and substations and gas regulator stations and including storage yards, when necessary to serve the immediate vicinity. • High Tech, Data Processing, and Computer Centers • Accessory Outdoor Industrial Storage • Accessory structures and uses customarily incidental to the above permitted uses • Indoor Recreation • Small Off-site BESS 	<ul style="list-style-type: none"> • Automobile Wash Establishment, Automatic • Drive-In Theaters • Private Clubs • Recreational Vehicle Storage Yards • Regulated Uses (Tattoo establishments, pawnshops, pool and billiard halls, and massage parlors) • Outdoor Storage of Building or Contracting Equipment and Supplies • Instructional Services, Outdoor • Truck Repair and Maintenance Facility, Minor • Accessory Caretaker Dwelling • Medium and Large Off-Site BESS

The above list is a summary of uses permitted by right or special land use approval in the district. Refer to [Section 3.104](#) (including footnotes) for standards and requirements applicable to permitted and special land uses. In case of a conflict between the above list and the uses listed in [Section 3.104](#) (including footnotes), then [Section 3.104](#) shall prevail. Refer to [Article 2](#) for definitions of uses and refer to [Article 5](#) for development standards for specific uses.

(D) PERMITTED RETAIL AND SERVICE ESTABLISHMENTS THAT ARE INTENDED TO SUPPORT AND PROVIDE SERVICES TO OTHER USES AND VISITORS TO THE DISTRICT
<ul style="list-style-type: none"> • Restaurants (Sit-Down or Take-Out), provided no single business shall occupy more than five thousand (5,000) sq. ft. and no structure housing more than one (1) business shall exceed ten thousand (10,000) sq. ft. • Service Establishments, Personal Service • Veterinary Clinics and Hospitals • Automobile Wash Establishment, Self-Serve • Retail (Food, Beverage, and Convenience Items) with no on-premise consumption. No single business shall occupy more than a three thousand (3,000) square foot gross floor area and no structure having more than one (1) retail business shall exceed ten thousand (10,000) square feet.

Where can I find the Township's Zoning Ordinance and Zoning Map?

A: Here is a link to the Township's webpage with the most recent versions of our Zoning Ordinance and Master Plan:

https://vbtmi.gov/departments/public_services/building_planning_economic_development/community_plans.php#outer-304

Water:

How are the Data Center Buildings Cooled?

A: Per the developer there are three (3) data center buildings proposed on the property. One (1) building is proposed to be cooled using an "open loop" method and the other two (2) buildings are proposed to be cooled using closed loop and/or forced air methods. Both closed loop and open loop methods use water. The open-loop method uses a much higher volume of water; the closed-loop system uses nearly zero water for cooling.

How Much Water will the Data Center Use and Where will the Water Come From?

A: Per the developer the estimated water usage for the data center project is somewhere between 2 to 3.6 million gallons per day. The data center will be required to buy water from the Township for cooling purposes. There is no proposal from the project to take any water directly from surface water, ground water, or aquifers as a part of this project.

Can the Township Provide That Much Water to the Project?

A: Van Buren Township purchases drinking water from the Great Lakes Water Authority (GLWA) to supply to our customers. The GLWA draws water from Lake Huron and the Detroit River and supplies drinking water to 80+ communities in Metro Detroit. The Township water system has several connections to GLWA distribution/transmission mains which act to stabilize water pressure and provide redundancies in our water service capability. These large diameter water transmission mains supply water to Van Buren Township as well as communities to the west and north. The data center project is proposed to be served by a 24" inch water line which directly connects to a GLWA 42" transmission main near the Tyler Road and Haggerty Road intersection. This connection will be for the cooling water, there will be a second water connection for the office building on site to provide domestic water to the site.

Both the Township Engineers and the GLWA Engineers have reviewed the water demand for this project and have determined that the GLWA system has the available capacity to handle this demand without having an effect on the Township's or GLWA's ability to provide water service to our water customers.

How Will This Project Affect My Water Pressure?

A: It will not, the data center will have a direct connection to the GLWA transmission main and the data center process water lines will have no direct connections to the Township's internal water system. After the connection the GLWA will still be able to provide its contractual service to the Township as

well with little pressure changes in the transmission mains. Due to this there should be no impact on the Township customers related to this project.

How will this Affect My Water Bill?

A: This project will not affect Township customers' water bill. The developer will be paying for all infrastructure upgrades and installation. The Township will be selling this water to the end user and this project should provide for a large increase in revenue related to water sales with little increase in staffing or other operational costs for the Township. The Township has our rates reviewed annually by a rate consultant which helps us establish fair rates for our customers. This increase in revenue from water sales should be a benefit to the customer base because it adds a large amount of revenue to the system which has a positive effect on overall customer rates.

Will the Data Center Project Use Surface Water, Ground Water, or Water from an Aquifer?

A: No, the project is not proposed to take any water from the ground. This cannot be done without first obtaining approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Wayne County Environmental Health. There are extensive studies and permitting procedures required to do this.

Sewer

Will the Data Center Discharge Any Water to Edison Lake/Belleville Lake, or Any Surface Water, Ground Water, or Aquifers?

A: No, there is no proposal for the data center to discharge any water to Edison Lake/Belleville Lake or to any surface water, ground water, or aquifer. It was discussed as a potential option and there was a meeting with residents who live along Edison Lake to discuss this early in December, but the developer made the decision to not pursue this due to concerns raised by the residents at that meeting. Any waste water from the site will be discharged into the Township's sanitary sewer system which will transport the water to a waste water treatment plan in Brownstown Township near Gibraltar, MI.

Will the Amount of Water Going into the Sewer Cause Any Issues?

A: No, the Township recently completed an assessment of our sewer system where we evaluated our capacities and our current flows during dry and wet weather circumstances. We have limited the applicant's sewer discharge to approximately 750,000 gallons per day and we will monitor the volume to ensure they do not exceed this limit. This number in coordination with some storage during wet weather events will allow us to maintain our commitments to provide sewer services to other properties in the Township without issues.

Stormwater

Will the Development Create Flooding Issues in the Area?

A: No, all new commercial/industrial development sites are required to develop infrastructure to manage stormwater on their own property. These systems are designed to store excess rainwater from storms and slowly release this water into drains and waterbodies to ensure that those drains do not

become flooded with too much water at one time. These systems also promote water quality by filtering out any sediment as well.

Will Any Cooling Process Water Enter the Storm Water System?

A: No, the storm water system is separate from the process water discharge which goes into the sanitary sewer. These systems do not mix or combine their water as it is not allowed by Township Ordinance or State law.

Sound & Other Environmental Performance Concerns

What are the Township’s Ordinances for Noise & Other Environmental Performance Standards?

A: Article 8 of the Township’s Zoning Ordinance includes environmental performance standards that we apply to any industrial properties. These standards include gases, exterior lighting, noise, odors, smoke, vibration, and tree removals. A link to the Township’s Zoning Ordinance can be found here:

[https://cms9files.revize.com/vanburentwp/Document_Center/Department/Municipal%20Services/ADOPTED%20ZONING%20ORDINANCE%20\(Effective%202017_06_02;%20Amended%202025_08_27\).pdf](https://cms9files.revize.com/vanburentwp/Document_Center/Department/Municipal%20Services/ADOPTED%20ZONING%20ORDINANCE%20(Effective%202017_06_02;%20Amended%202025_08_27).pdf)

What are the Township’s Noise Standards in the Zoning Ordinance?

A: The following are the Township’s Noise standards in the zoning ordinance:

(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.

What are the Township’s Standards for Vibration?

A: The following are the Township’s standards for vibration in the Zoning Ordinance:

(O) Vibration. All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of .003 inches as measured at any property line of its sources.

What are the Township's Standards for Exterior Lighting?

A: The Township's Exterior Lighting standards are in Section 8.105 of the zoning ordinance. A link to the Township's Zoning Ordinance can be found here:

[https://cms9files.revize.com/vanburentwp/Document_Center/Department/Municipal%20Services/ADOPTED%20ZONING%20ORDINANCE%20\(Effective%202017_06_02;%20Amended%202025_08_27\).pdf](https://cms9files.revize.com/vanburentwp/Document_Center/Department/Municipal%20Services/ADOPTED%20ZONING%20ORDINANCE%20(Effective%202017_06_02;%20Amended%202025_08_27).pdf)

The standards are too long to post in this document, but the zoning standards limit the amount of light and glare that extend beyond property lines and the standards require the light fixtures to direct their light toward the ground. The effect of these standards is limiting "light trespass" onto adjacent properties.

What are the requirements for Diesel Generator Exhaust?

A: The Township's zoning ordinance limits the noise and vibration from the backup generators as described above. Backup diesel generators are required to meet emission standards set by the Environmental Protection Agency (EPA) and may require an Air Permit from the Michigan Department of the Environment, Great Lakes, and Energy (EGLE).

Per the developer, the client will use Ultra-Low Sulfur Diesel (ULSD) and high-performance exhaust scrubbers that remove 90%+ of particulates. At the property line, there is no detectable odor or smoke. Furthermore, the generators are Tier 4 Final compliant—the EPA's highest standard for clean air.

Wildlife & Wetlands

What is the Developer Doing to Limit Impacts on Wildlife?

A: The developer is only planning on developing 150 of the 282-acre property. They are also ensuring that security fencing is being brought tighter to the buildings to ensure that wildlife can maneuver around the property. The applicant has also designed their site around existing creeks and drains on the site.

What is Being Done About the Eagles Nest on the Property?

A: We have received reports that there was an eagle's nest on the property. On the most recent site plan submittal, there is a 200' separation buffer on the most recent site plan submittal for the location of the eagle's nest, with a note that indicates the contractor will need to maintain this buffer during construction. EGLE is also aware of the eagle's nest location as well.

Who is Responsible for Regulating the Wetlands on the Property?

A: The Michigan Department of Environment, Great Lakes, and Energy (EGLE) requires an applicant to obtain a permit if they are proposing to fill in any regulated wetlands. These submittals undergo extensive reviews and the developers are required to replace the wetlands they remove at a minimum 2:1 ratio. For more information about EGLE's program please see the following link:

<https://www.michigan.gov/egle/about/organization/water-resources/wetlands>

Is the Developer Getting Rid of Wetlands on the Property?

A: The developer is proposing to fill in approximately 10 acres of wetlands on the property. Of the 282 acres of property, approximately 130 acres will remain undeveloped. The developer will need to replace the wetlands they fill in and are required to go through permit reviews with EGLE.

Where Can I Find More Information About Wetlands & The Developer's Permit Application?

A: EGLE has information on their website related to this request. The information can be found at the following link:

<https://mienviro.michigan.gov/nsite/default/map/results/detail/51474518/2789>

Power/Electricity

How Much Electricity Will This Data Center Use?

A: Per the developer this project is being developed as an approximately 1 gigawatt data center.

Can DTE Provide That Much Power to the Site?

A: DTE has provided the developer with a "will serve" letter for the project confirming they can provide power to the site. A "will serve" letter is a document that provides a commitment from a utility to provide the project with service at the specified load. Power will be delivered via a dedicated substation, paid for by the customer, connected to the existing high-voltage transmission lines.

How Will This Project Affect Utility Bills and Power Reliability?

A: DTE made the following statements in a letter to the Township for the project:

"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 law 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 out-dated 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 reliability during severe weather events and meet the electricity needs of our customers for decades to come.

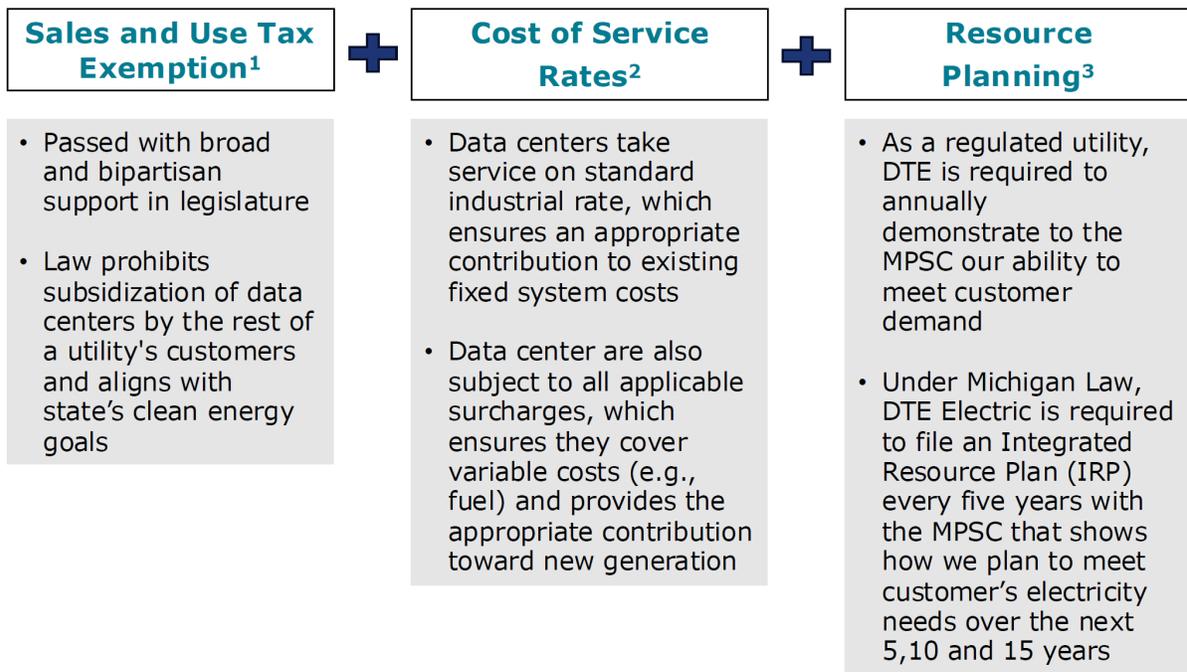
While we are improving the reliability of our poles and wires, DTE is also transforming the way we generate electricity by retiring power plants that have reached their natural end-of-life and replacing them with assets like natural gas, renewables, and battery storage to maintain the reliable supply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

DTE has also provided this graphic which offers greater detail:

Michigan has key laws and regulations in place that protect customer affordability and reliability as data center join DTE’s electric system



What is the Law That Prevents DTE From Passing Data Center Costs Along to Residential Customers?

A: The law is Public Act 207 of 2024. This law specifies the provisions for the sales and use tax exemptions, which were passed in late 2024. The link to the law can be found here:

<https://www.legislature.mi.gov/Bills/Bill?ObjectName=2023-HB-4906>

What Does Public Act 207 of 2024 Say About Clean Energy?

A: The Public Act requires that a data center procure clean energy to 90% of the data center's forecasted electricity usage on an annual basis. Clean energy is defined in the Clean and Renewable Energy and Energy Waste Reduction Act (PA 295 of 2008) and can be found at this link:

<https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-460-1003>

Who Holds DTE Accountable?

A: DTE is accountable to the Michigan Public Service Commission (MPSC). You can find more information on their website at: <https://www.michigan.gov/mpsc>

Infrastructure Improvements

Is the Township Paying for Infrastructure Upgrades for this Project?

A: No, the Township is not funding any of the improvements for this project. The applicant will be responsible for the costs of installing infrastructure to the site. The only thing the Township may pay for is a meter pit for the new connection to the GLWA transmission main. Details of this are being discussed currently.

Public Health Concerns

What Are Common Public Health Concerns Related to Data Centers?

A: Nationally data centers have been getting a lot of attention from news outlets related to public health concerns. These public health concerns have been related to well water contamination, noise, use of chemicals in cooling processes, and air pollution from back-up generators. Additional details about how these concerns will be mitigated are below. The developer has stated that while the scale of data centers is new, the technology used to manage their impact is often more advanced and more regulated than traditional industrial manufacturing sites.

What is Van Buren Township Doing to Protect Its Residents from Noise Related Issues?

A: As a part of the site plan review process, Van Buren Township has required the applicant to provide a noise study which indicates how much noise is generated from the mechanical equipment on the property and what impact that would have on adjacent properties. As mentioned above the Township has standards in the Zoning Ordinance that limit the amount of noise (dBA) at a property line adjacent to a residential property. We will review this study to ensure that it is compliant with the Township's zoning standards related to noise.

What is Van Buren Township Doing to Protect Its Residents from Water Related Issues?

A: For this project, the water will not be taken from any groundwater, surface water, or aquifer but it will be purchased from the Township through a Great Lakes Water Authority (GLWA) Transmission Main. This is also required **under Senate Bill 237 (SB 237) and House Bill 4906 (HB 4906)** which requires the use of municipal water at the time the facility is placed in service. The water would be obtained from the Southwest Treatment Plant which sources its water from the Detroit River. Additionally, there is no process or sanitary sewer water proposed to be treated on site and discharged to any

groundwater, surface water, or aquifer. Any sanitary sewer or process water will be discharged to the Township's sanitary sewer system which will outlet back to the Detroit River through the South Huron Valley Utility Authority Waste Water Treatment Plant in Brownstown Township near Gibraltar, Michigan.

There will be onsite stormwater detention for paved areas which will outlet to existing drains on and/or adjacent to the property, but it would be illegal per Township Ordinance, County Ordinance, and State Law for this water to be connected to the process water or other sanitary sewer water in any way.

There are no proposals to draw water from or discharge any cooling water to ground water, surface water, or aquifers on site. If there were any future proposals after the development of the site, they would require substantial environmental review, permitting, and public outreach by EGLE to obtain a permit to do so.

What is Van Buren Township Doing to Protect Its Residents from Air Pollution Related Issues?

A: There is no fulltime onsite power generation proposed as a part of the project. The only power generation items that are proposed on-site are a series of on-site backup generators which are intended to be used during outages. The Township does not have specific guidelines for air emissions and our zoning ordinance refers to federal clean air standards and the state provisions in the Michigan Natural Resources and Environmental Protection Act of 1994 (NREPA). EGLE has a permit process and guidelines to review air emissions. To see more information about EGLE's Air Quality Rules please see the following link:

<https://www.michigan.gov/egle/about/organization/air-quality/laws-and-rules>

Generator Operation & Environmental Impact

How often do the generators run and will there be smoke or odor?

A: Per the developer, the onsite generators are strictly for emergency backup and are only 'active' during power outages. Monthly testing will occur. These tests are scheduled during daylight hours to minimize disruption. At most, two generators will run simultaneously for one hour per month as part of maintenance operations.

The end user will use Ultra-Low Sulfur Diesel (ULSD) and high-performance exhaust scrubbers that remove 90%+ of particulates. At the property line, there is no detectable odor or smoke. Furthermore, the generators are Tier 4 Final compliant—the EPA's highest standard for clean air.

What is the lifespan of the facility and how is equipment disposed of?

A: Per the developer, the building infrastructure has a 30- to 50-year lifespan. While the servers inside are refreshed every 3–5 years, the facility itself remains a permanent, tax-paying asset.

Disposal: Per the developer, the end user has zero-waste to landfill goal and a robust electronic waste program - prioritizing reuse, refurbishment and recycling. Its commitment also extends beyond hardware to include all operational waste, such as packaging and even food waste. Outdated IT equipment is wiped of data and recycled off-site for precious metal recovery.

Other Questions

How Does This Project Benefit the Community?

A: Some benefits that the community can see from the development include:

- Creation of approximately 1,500 construction jobs and 51+ permanent jobs.
- The developer and project user have indicated that they are committed to recruiting locally for employment.
- Adding a large volume water user to the system is a benefit to the customer base because it adds large amount of revenue to the system which has a positive effect on overall customer rates.
- Large increase in property tax revenue related to the project.
- The addition of a new Fortune 50 company to the community that has a track record in other states of engaging with local schools and being an active community member.
- The installation of large berms along Haggerty Road will limit any visual impacts of the project from Haggerty Road. Other buildings have large setbacks from roads adjacent to the property.
- The use does not have any trucking associated with it. It will have a limited impact on adjacent roadways.
- A large amount of the property (approximately 47%) will be left as undeveloped open space.

Who Do I Contact If I Have Additional Questions?

A: Please contact Ron Akers, Municipal Services Director via email at rakers@vbtmi.gov with any additional questions that you may have.