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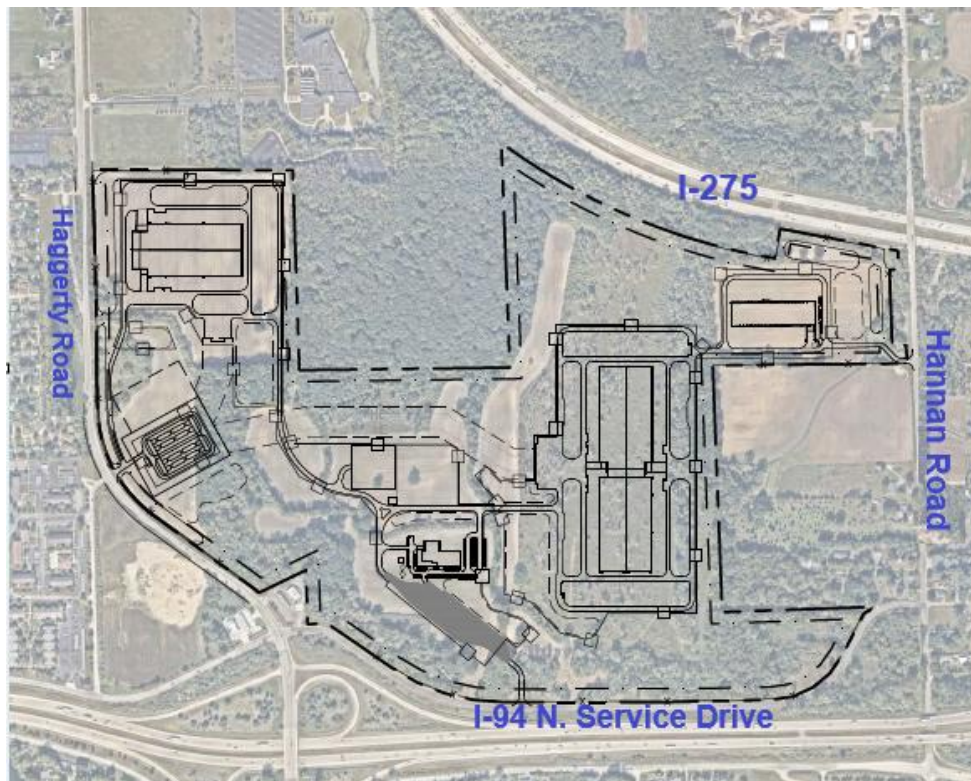
February 1, 2026

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

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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