

### **Planning Commission Case Decision Form (CASE NO. 7-06-2026-001)**

Formal form to communicate Planning Commission decisions to the board. A sample form was included in an MTA example. Recommending that we follow the same approach.

### **Data Centers (CASE NO. 7-06-2026-002)**

The State currently has no regulations for Data Centers. This is why townships have been seeking moratoriums within their borders. Most are worded such that the township can take more time to consider the potential impacts on our natural resources and residents. We have received sample ordinances (zoning and non-zoning) from MTA and can adapt them for our use. Highlights: 9-month moratorium, extendable by Township Board  
Believe Michigan will address Data Centers at state level.  
Public Hearing - Resolution and Ordinance.

### **Renewable Energy Facilities (CASE NO. 7-06-2026-004)**

A compatible renewable energy ordinance (CREO) is an ordinance that provides for the development of utility-scale energy facilities within the local unit of government that is no more restrictive than the provisions included in MCL Section 226(8) of PA 233. If the local government has adopted a CREO, the applicant must go through the municipality for approval and bypass the commission. The planning commission has been reviewing a CREO that was developed by Beaver Creek and the Northeast Michigan Council of Governments as a standard for townships in Crawford County.

Includes the following requirements for wind, solar and battery

Hazard mitigation plan, Drainage plan, Environmental Impact study, Visual impact study, Emergency response Plan (with training), Sound Modeling Study, System maintenance plan, Decommissioning Plan, Setbacks & Firebreak, Facility size restrictions, screening & fencing, National Fire Protection Association compliance (70/855), National Electric Safety Code, UL 9540/9540A

Wind sets additional standards for ice throw, shadow flicker and signal Interference,

Solar sets additional standards for glare, cleaning panels.

Public Hearing - Resolution, Ordinance, Amendment

## **Rezone (CASE NO. 7-06-2026-003)**

The LTZO has no predefined approach to rezoning a property. Dale G provided the basic process. Legal provided the following:

1. Standard rezoning is how it sounds, we are "permanently" changing the zoning classification of a parcel or set of parcels from one district to another. Standard rezoning is not about what kind of use is proposed for the property. If a property is standard rezoned, then any use in that new district would be allowed. If an applicant comes to us and says "I want to rezone to Commercial so that I can run a bakery," we essentially need to ignore the bakery part, because once the property is rezoned to Commercial, any use in Commercial is open season. Standard rezoning requests are not uncommon, but people often don't realize this important caveat.
2. Conditional rezoning is the alternative, where a property owner voluntarily comes to us and asks to rezone their property, subject to certain conditions which they provide. Conditions such as "I will restrict myself to this one type of use" or "I will abide by enhanced setbacks, landscaping requirements, etc." Conditional rezoning is entirely voluntary on the property owner's part - we cannot suggest it to them or offer up our own conditions, or negotiate with them. They give us the conditions, we say yes or no.

Public Hearing Amendment, application