GREEN OAK CHARTER TOWNSHIP

10001 Silver Lake Road, Brighton Michigan 48116
(810) 231-1333 FAX (810) 231-5080

Regular Board Meeting, April 1, 2026, at 7:00 p.m.

1. Call to Order
2. Pledge of Allegiance to Flag
3. Roll Call of the Board
4. Approval of the Agenda
5. Call to the Public: Comment on **Agenda Related Items Only**
6. Consent Agenda
    a) Approval of March 18, 2026, Regular Board Meeting Minutes
    b) Approval of the submitted bills list: $53,981.47
7. Department Head Reports & Request:
8. Correspondence: As needed.
9. Business Items:
    a) Public Accuracy Test
    b) Assessing, Karen Walther, Master Citizen Planning Presentation
    c) Fire Department, 800 Mhz Radio Upgrade and Purchase Request
    d) Fire Department, Utility 81/Mechanic's Vehicle Replacement Request
    e) Fire Department, Turnout Gear Purchase Request
    f) Unmanned Aerial vehicle (Drone) Purchase Request
    g) Resolution 15-2026, Sixth Resolution Amending Resolution 14-2026 Confirming Special Assessment Roll, Briggs Lake Weed Control Improvements, Special Assessment District
    h) Adoption of a New Ordinance Establishing a High Resource Demand Facility to the Green Oak Charter Township Zoning Ordinances including Data Centers and Data Centers Overlay District, Ordinance 01-2026, Zoning Amendment, Ch. 38-Sec. 203, High Resource Demand Facilities
    i) Variance for Land Division, 4:1 Depth-to-Width Ratio
    j) Appeal, FOIA #284-25, John Mack, Unspoken Crime Media
10. Discussion: As needed
11. Committee Reports: As needed.
12. Executive Session: As needed.
13. Call to the Public
14. Adjournment

GREEN OAK CHARTER TOWNSHIP

BOARD POLICY

Subject: Public Comment

Date adopted:	**AMENDED:**
October 7, 1997	December 2, 2020

Reason:

To set a procedure for public comment which is equitable to all citizens who wish to comment at Public meetings and to form a policy that promotes orderly conduct of business by the Township Board.

Call to the Public:

1. Public Comment is limited to Call to the Public section on the agenda.

2. Call to the Public is limited to three (3) minutes per speaker, unless otherwise determined by the Township Board based on the number of persons wishing to speak.

3. Written material should be presented to the Township Board rather than read if it would exceed the 3-minute limit.

4. Comments and questions are to be addressed to the Chairperson, rather than to other individuals in the audience.

Citizen Participation during Electronic Meetings:

During Township Board meetings conducted electronically, members of the public attending the meeting, once recognized by the chair, shall identify themselves for the record and indicate whether they are a Township resident. Comments by the public will be limited in the same manner as provided for audience comment for non-electronic meetings to three minutes for each speaker unless the time is extended by the chair or by vote of the Board. Comments by the public during meetings held electronically will be limited to the Audience Comment portion of the meeting.

Public Hearing:

1. Comment is limited to three (3) minutes per speaker, unless otherwise determined by the Township Board based on the number of persons wishing to speak.

2. Written material should be presented to the Township Board rather than read if it would exceed the three (3) minute limit.

3. Comments and questions are to be addressed to the Chairperson, rather than to other individuals.

Green Oak Charter Township
Board of Trustees
Regular Meeting Minutes
March 18, 2026

The meeting was called to order by Supervisor St. Charles at 7:00 p.m.

Roll Call:	Randall Brake, Trustee
	Tracey Edry, Trustee
	Dan Rainko, Trustee
	Mark St. Charles, Supervisor
	Michael Sedlak, Clerk
	James Tuthill, Trustee
	Tricia Wiggle-Bazzy, Treasurer
Also Present:	Chief Gentry
	Deputy Chief Bradford
	Chief Kramer
	Debra McKenzie, Planning & Zonin Administrator
Guests:	23

APPROVAL OF AGENDA

Motion by Tuth l, secon by Edry
To approve t e agenda a amended

Voice Vote: Ayes: nanim us
Nays: N e

MOTION APPROVED

C L TO THE PUBL - None

CONSEN AGENDA

A. Appro March 4, 2026, Regular Board Meeting Minutes
B. Approval of the submitted bills list: $300,511.62

Motion by Rainko, second by Tuthill
To approve the consent agenda as presented.

Voice Vote: Ayes: Unanimous
Nays: None

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MOTION APPROVED

Clerk Sedlak performed the swearing in ceremony for new Officer Ulmer. The Board congratulated and welcomed the new officer.

Motion by Sedlak, second by Edry
To take a 5-minute recess at 7:05 p.m.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Motion by Rainko, second by Brake
To call the meeting back to order at 7:10 p.m

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

DEPARTMENT HEAD REPORTS & R QUE

Deputy Chief Bradford – He reported hey terview a new cadet and made a conditional offer.

Supervisor St. Charle announce Chief Kram r has 25 years with Green Oak Twp Police Department and he ill be retirin on 4/30/26. He has submitted his letter of resignation. The Board all than Chief Kram f hi years of service in protecting and serving Green Oak Township.

M Sedlak, cond by Brake
o accept letter Resignation effective 4/30/26.

ce Vote: Ay s: Unanimous
Na : None

MOTION PPROVED

Clerk Sedlak explained since Deputy Chief Bradford is stepping up and doing the Chief's job, he would suggest giving him the authority in order to keep things running smoothly and appoint him as acting Chief until 4/30/26.

Motion by Brake, second by Wiggle-Bazzy
To have Deputy Chief Bradford be the interim Chief of Police for Green Oak Township in Chief Kramer's absence.

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Roll Call Vote: **Ayes: Unanimous**
Nays: None

MOTION APPROVED

Treasurer – Treasurer Wiggle-Bazzy reported they are officially done with the winter tax collection. She is currently working on CSI leasing. She attended her first MMRMA conference and is on her first investment committee, it's a big portfol so it's a great experience.

Clerk – Clerk Sedlak reported the accounting manager is here a wer any questions we may have about the budget. He is preparing for the May ections r Brighton only. He attended the Michigan Township Conference Association yeste y, Michigan Municipal league, Michigan Township Association and EMCOG are stan g up and voicing their objections of the house and senate bills t take all the control away rom the locals. They are proposing that in any area curre y serviced by sewer and water that you can have a lot size no larger than 1500' squa feet which not enough space to put a house up and have a parking spot. And in any area at cu ently has residential zoning, they would be able to put a mobile home on it, and auxiliary dwelling unit on the property. This will have a very adverse effect on current a s. He asked that all residents contact them and tell them what a hor l dea this is. This eds to be highly publicized.

Supervisor – Supervisor St. Charles r ported he orking on the MMRMA renewal, budget work, and everyday normal busin s. He oted 3 s bdivisions that want to set up an SAD for paving their road

Chief Gentry – He ngratulat Chief Kr mer on his retirement and Chief Bradford. He congratulated S gent John apenta who as hired from Northville, they are glad to have him on boar They will i g back when the new budget arrives. Tanker 22 is about 6 weeks aw

Clerk Sed d the Sta budget is taking money away from the statutory and devoting 8 milli over to p ic safety nd it will be based on the crime rate in your area. There will so be 8 million t will be et aside for fire departments.

COR ESONDENCE – one

PUBLIC H ARING

a) **B gs Lake Special Assessment Roll, Weed Control Improvements, Special Assessment District 2026**

Supervisor St. Charles stated to address some of the questions that came up, there was one question as to why other residents that use the lake and have access are not assessed. He explained just because they have access to a lake, they are not assessable, even though an easement does not give them the ability to assess the cost. Orchard View subdivision they have frontage on the lake and they are assessable, and are referred to

DRAFT

as non-riparian owners, they have a lesser cost, lots 1-40. This is the 3rd SAD. The cost is $308 per house, for a total of $1,069 for 5 years, there are 87 homes that are riparian, 24 non-riparian.

This is a public hearing on the assessment roll. There were a lot of questions about the lily pads. The contractor is here tonight to answer any questions. James Scherer from PLM. Mr. Scherer stated there are about 7 lots that have issues. They can help remedy the situation, they are never going to get rid of all the lily pads, but they can open up a boat lane, they can help remedy and make recreation easier for them. The program has been very successful and has gone smoothly. Once they clear up the y pads that will make everyone happier. He explained that any emergent plant is prot tive, lily pads are native, and they have to stay within the guidelines of their permit ey will be proactive in their approach. Lily pads are protected plants.

Supervisor St. Charles explained this is a public hearing on an ass ment roll, if someone wishes to protest the assessment to the Michig n Tax Tribunal, they must make their objection tonight or within 5 days in written form the township board.

Supervisor St. Charles opened the public hearing t 7:39 p.m and closed it at 7:39 p.m. due to no one wishing to comment.

b) 2026/2027 Draft Budget

Supervisor St. Charles explained e re tion and iewed the supporting documentation.

Supervisor St. Charles open d the public a ng for the 2026/2027 Draft Budget at 7:46 p.m. and closed it due to o com ents.

BUSINESS ITEMS

A. Resolution 2026 Briggs Lake Confirming Special Assessment Roll, Control provements, Special Assessment District 2026

Mr cGlothin explai d if resid nts are able to pay their assessment by May 1st it is in est free, if it's not p id by May 1st it will start to accrue interest of 5%. This asse ment will be bille on the winter tax bill 2026-2030.

Mo n by Se ak, second by Rainko
To ap rov Resolution Number 14-2026 Fifth Resolution Confirming Special sessment Roll for Briggs Lake Weed Control Improvements Special Assessment District.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

B. Resolution 13-2026, 2026/2027 Budget Appropriations & 2025/2026 Budget Amendments

The previous resolution was wordy and cumbersome to read, they trimmed it down. The main item is the resolution to put the millage levy's and anticipated levy's. Green Oak operating millage is 0.795 Green Oak Fire is 1.7602, Fire voted is 0.5905, Fire capital 0.6066, Green Oak Police is 2.3669, Police voted is 0.9945, Green Oak Millage is 1.5368 which brings them to a millage rate of 8.65100. The estimated tax revenue is $12,506,433.45.

Supervisor St. Charles commented that they've all done well with t ir budgets and where they can cut, but one thing they can't contain are the ele on Clerk Sedlak stated they are required to get all new equipment for the 26/2 budget ar; he is planning for $15,000 per precinct but really should plan for $20,000. They ave reduced their precincts from 11 down to 8 and the coun g boards from 5 d n to 3. For now it's a way to save money but it's still ridiculou y expensive. If you're a ady an existing voter, bring in your driver's license and yo can vote, nothing has changed. Elections has become a real challenge.

Motion by Rainko, second by Brake
To approve Resolution Number 13-2026 2026/2 27 Budget Appropriations Green Oak Charter Township an 2025/2026 Bud t Amendments Livingston County, Michigan.

Roll Call Vote: Ayes: Unanimous
Nays: N ne

MOTION APPROVED

C. Resolutio 11-2 26, Resoluti n to Transfer Yearly Budgeted Police Funds

Clerk dlak note is is a n mal housekeeping item. They will transfer funds to MERS for the retirem t fund a health care funding. This has been happening for ab ut 8 years now and has resulted in getting higher and higher in their police funds.

tion by Wigg e-Bazzy, second by Edry
To prove R solution Number 11-2026 a Resolution to Transfer Yearly Budg ed P lice Funds.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

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D. Resolution 12-2026, Resolution to Fulfill Repayment Obligation from Road Millage Fund to General Fund

Supervisor St. Charles explained there was a shortfall doing the Silver Lake Road paving and the Township loaned the road millage fund $836,928.54 so now it's time to pay the loan back. Clerk Sedlak noted there is no interest involved in this and for the Township to have that type of money to be able to complete Silver Lake which was a promise made to the residents and now a promise kept.

The upcoming road projects were briefly discussed.

Motion by Edry, second by Tuthill
To adopt Resolution Number 12-2026 a Resolution to ul Repayment Obligation from Road Millage Fund to General Fun

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

E. Resolution 10-2026, Resolution in Opposit n to Passage of MI House of Representative Bills 5 5581-5584 Rega ing Local Municipal Zoning Authority

Supervisor St. Charles explained he likes his re lution in pposition of MI House of Representatives Bills regardi g local mun p zoning. This is being passed by numerous authorities, th is the solution strongly object to what's being proposed in Lansing.

Treasurer Wiggle- zzy agree hey need to approve of this immediately; it would cause many issues.

M Brake, cond by Wiggle-Bazzy
o enact R olution umber 10-2026 Resolution In Opposition to the Passage of M higan H use of Representative Bills 5531, 5581-5584 Regarding Loc Municipal Zoning Authority.

Roll Ca Vote: Ay s: Unanimous
N ys: None

MOTION APPROVED

F. Resolution 06-2026, Oakwood Meadows, Authorizing Issuance of Special Assessment Bonds, Series 2026

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Mr. McGlothlin explained this is take 2 for this resolution. He got out of alignment for the financial inspections, and since these are public roads, he added the correct provisions for tax exempt bonds to finance the road improvements.

Motion by Tuthill, second by Edry
To approve Resolution Number 06-2026 Resolution Authorizing Issuance of Special Assessment Bonds, Series 2026.

Roll Call Vote: Ayes: Unanimous
Nays: None

OTION APPROVED

G. Variance Request 11700 E. Grand River of section 38-148 llhead Protection

Mr. Peter Scodeller explained he owns an entity k wn as entit number 9. Light industrial building, fully occupied, adjacent to that acre par and the land is unbalanced and cleared, he would like to clear the t oil nd fill it to build a building in the future. He would like to obtain the variance to fill th e. After testing he finds the results are suitable and acceptable. Th township can ins ct the construction process at any time, if it's unacceptable, he wo ld se operations. ere is no building in a plan now. This is within the Fonda Islan wellhe rotection a ea and he plans to and will comply in the area as it affects this p cel.

Supervisor St. Charles exp d they wan h material to come from a single source, and Mr. Scodeller is pro osing t intersect n from Grand River and Kensington Road. So all of the material ill be from ne site. It's lean fill, compactable fill and it meets all of their requiremen s. He would ave no probl m with it.

Clerk Sedlak stated h am to the Planning Commission meeting and it was denied but the plans were chang d now, they were concerned for the potential of harm to the FIB wat area, y have en a strong approach in protection of that area. If any area touch the wellhea protecti area the entire property has to fall within those rules.

Tr urer Wiggle-Bazz how does that work, all of this looks good, but what does this look l for residents in hat area. Clerk Sedlak stated there was opposition at the time for wha e original pl ned use was, but no one objected to the filling, they were more concerned ith lighti g, shielding, those types of things. There would have to be significant mi ati n plans, no oil permeating down into the well-head protection area. This was expre ed to the applicant with how much 7-11 had to do. This will be a better use of the property.

Motion by Wiggle-Bazzy, second by Tuthill
To approve the variance request for 11700 E. Grand River of section 38-148 Wellhead Protection, grant the variance to allow the filling as proposed on the 5-acre parcel utilizing the material from the Grand River/Kensington

DRAFT

interchange project, 7,300 yards. And analytical testing promise, based on the applicant's request that the township can inspect and any objection of the material will be removed at the applicant's cost.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

DISCUSSION - None

COMMITTEE REPORTS Treasurer Wiggle-Bazzy reported here will b a flushing for LCWA on 4/20/26 and postcards will be going out.

Supervisor St. Charles noted the closing for the Gre Woods Waste Water Tr ment plant on March 31st. He has gotten a lot of phone alls and em ils, notices of the switch from the company that is handling the sewer billin o Green ak Township. They were billing in advance and are paid up through March 31 Re ents won't receive a bill from Green Oak Township until July.

Trustee Edry asked for an update reg ding he train bridge. upervisor St. Charles stated the two railroad beds are in Lans g, but can't touc anything until State and County frost laws go off. He is thinking it will proba ly n May.

CALL TO THE PUBLIC None

EXECUTIVE SESS N - Non

ADJOUR MEN

Th Township Board Trustee meeting was adjourned at 8:36 p.m. due to no further bu ess.

Respectfu Submitt d,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

Approved as submitted April 1, 2026.

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_____	_____
Michael H. Sedlak, MiPMC, CMC	Mark St. Charles
Township Clerk	Township Supervisor

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Bills List

PROVIDED AT TABLE

$436,152.46

+

$53,981.47

(3/17/25 check run)

$490,133.93

CHECK REGISTER FOR GREEN OAK TOWNSHIP

CHECK DATE 03/25/2026 - 03/30/2026 **PROVIDED AT TABLE**

BANK CODE: DISB - DISBURSEMENT

Check Date	Check	Vendor	Vendor Name	Amount
Bank DISB DISBURSEMENT				
03/25/2026	77807	AAASERVICE	A.A.A. SERVICE NETWORK, INC.	187.00
03/25/2026	77808	ABSOPURE	ABSOPURE WATER COMPANY	98.60
03/25/2026	77809	ADP, INC	ADP, INC.	95.00
03/25/2026	77810	ALLIEBROS	ALLIE BROTHERS, INC.	160.20
03/25/2026	77811	ALPHA PSYC	ALPHA PSYCHOLOGICAL SERVICES	2,385.00
03/25/2026	77812	AMERICAN A	AMERICAN AWARDS & ENGRAVING	481.00
03/25/2026	77813	AMPORN'S	AMPORN'S	456.00
03/25/2026	77814	APPLIED IN	APPLIED INNOVATION	1,471.06
03/25/2026	77815	ARMOREX	ARMOREX	180.19
03/25/2026	77816	BCN	BLUE CARE NETWORK OF MICHIGAN	58,009.24
03/25/2026	77817	BOB'S	BOB'S TIRE & AUTO SERVICE INC	20.00
03/25/2026	77818	BOUND TREE	BOUND TREE MEDICAL, LLC	2,308.20
03/25/2026	77819	BRIGHT ANA	BRIGHTON ANALYTICAL, L.L.C.	1,110.00
03/25/2026	77820	BRIGHTAUTO	BRIGHTON AUTO REPAIR	759.23
03/25/2026	77821	CARLISLE	CARLISLE-WORTMAN ASSOCIATES,	4,727.50
03/25/2026	77822	CHARTER 2	CHARTER COMMUNICATIONS	168.69
03/25/2026	77823	CHARTER CO	CHARTER COMMUNICATIONS	165.30
03/25/2026	77824	CHRISTIAN	CHRISTIAN FINANCIAL CREDIT UN	435.00
03/25/2026	77825	CIVIL ENG	CIVIL ENGINEERING SOLUTIONS,	12,877.50
03/25/2026	77826	CLS	CLS	227.38
03/25/2026	77827	COMMUN SER	COMMUNICATIONS SERVICES	862.00
03/25/2026	77828	CORRIGAN	CORRIGAN	7,132.39
03/25/2026	77829	CRUISERS	CRUISERS	423.20
03/25/2026	77830	CSI LEASIN	CSI LEASING, INC.	518.68
03/25/2026	77831	DART TEAM	DART	21.50
03/25/2026	77832	DENTAL	DELTA DENTAL OF MI	6,036.78
03/25/2026	77833	DTE ENERGY	DTE ENERGY	9,132.13
03/25/2026	77834	ER VEHICLE	EMERGENCY VEHICLES PLUS	306.83
03/25/2026	77835	FALLERT	FALLERT CONTRACTING LLC	845.00
03/25/2026	77836	FELDMAN	FELDMAN CHEVROLET OF NEW HUDS	86.01
03/25/2026	77837	FIRE ENG	FIRE ENGINEERING	34.95
03/25/2026	77838	GALLS	GALLS, LLC	701.78
03/25/2026	77839	GARBACIK,	GREGORY GARBACIK	690.00
03/25/2026	77840	GOFD PETTY	GOT FIRE DEPT PETTY CASH	27.90
03/25/2026	77841	GREAT DEAL	GREAT DEAL PRODUCTS	667.95
03/25/2026	77842	HASTINGS	HASTINGS AIR-ENERGY CONTROL,	1,290.00
03/25/2026	77843	HIGHLAND T	HIGHLAND TREATMENT INC.	9,203.00
03/25/2026	77844	HOME DEPOT	HOME DEPOT CREDIT SERVICES	789.23
03/25/2026	77845	HVG	HURON VALLEY GUNS	2,581.73
03/25/2026	77846	IMAGE360	IMAGE360	99.87
03/25/2026	77847	JAX	JAX KAR WASH	308.00
03/25/2026	77848	KANGAS, R	RICK KANGAS	2,662.50
03/25/2026	77849	KELLEY, JO	JOHN KELLEY	344.66
03/25/2026	77850	KMG GURSKI	KEVIN GURSKI/KMG CONTRACTING	135.00
03/25/2026	77851	LCHD	LIVINGSTON COUNTY HEALTH DEPT	660.00
03/25/2026	77852	LCMCA	L.C.M.C.A	279.00
03/25/2026	77853	LLCLEANING	DAVID PERKETT	6,049.26
03/25/2026	77854	MALLORY	MALLORY SAFETY & SUPPLY LLC	801.17
03/25/2026	77855	MANN IT	MANN INFORMATION TECHNOLOGY	1,553.00
03/25/2026	77856	MARTIN'S D	MARTIN'S DO IT BEST HARDWARE	210.87
03/25/2026	77857	MCW PART	MCW PARTNERS	135.00
03/25/2026	77858	MERGE LIVE	MERGE LIVE	590.00
03/25/2026	77859	MES	MES SERVICE COMPANY LLC	4,013.57
03/25/2026	77860	MICHIGANWC	MML WORKERS' COMP FUND	555.00
03/25/2026	77861	MILLER W	WENDY MILLER	187.85
03/25/2026	77862	MYERS	MYERS GROUP ENTERPRISES LLC	810.00
03/25/2026	77863	NORTHFIELD	NORTHFIELD TOWNSHIP	82.89
03/25/2026	77864	O'REILLY A	O'REILLY AUTO PARTS	381.12
03/25/2026	77865	PITNEY PD	PITNEY BOWES PD	161.19
03/25/2026	77866	PRO COMM	PRO COMM INC.	105.00
03/25/2026	77867	PSI	PRINTING SYSTEMS	652.54
03/25/2026	77868	RELIANCE	RELIANCE STANDARD LIFE INS CO	944.68
03/25/2026	77869	RELIANT	RELIANT FIRE APPARATUS OF MIC	1,805.91
03/25/2026	77870	ROSATI	ROSATI, SCHULTZ, JOPPICH &	2,618.00
03/25/2026	77871	SEDLAK,MIC	MICHAEL H. SEDLAK	1,245.52
03/25/2026	77872	SHREDIT	STERICYCLE	127.81
03/25/2026	77873	SOHN	SOHN LINEN SERVICE, INC.	41.00
03/25/2026	77874	SOLID GRND	SOLID GROUND COUNSELING	1,496.89
03/25/2026	77875	SS ENTER	SS ENTERPRISES, INC	25,890.00
03/25/2026	77876	STAPLES	STAPLES	210.10

PROVIDED AT TABLE

CHECK PROOF FOR GREEN OAK TOWNSHIP

BANK ACCOUNT CODE: DISB - CHECK DATE: 03/25/2026
INVOICE EXPECTED CHECK RUN DATE 03/25/2026 - 03/25/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
03/25/2026	DISB	00000077807	AAASERVICE	A.A.A. SERVICE NETWORK, INC.	187.00	0.00	187.00	2
03/25/2026	DISB	00000077808	ABSOPURE	ABSOPURE WATER COMPANY	98.60	0.00	98.60	2
03/25/2026	DISB	00000077809	ADP, INC	ADP, INC.	95.00	0.00	95.00	1
03/25/2026	DISB	00000077810	ALLIEBROS	ALLIE BROTHERS, INC.	160.20	0.00	160.20	1
03/25/2026	DISB	00000077811	ALPHA PSYC	ALPHA PSYCHOLOGICAL SERVICES	2,385.00	0.00	2,385.00	3
03/25/2026	DISB	00000077812	AMERICAN A	AMERICAN AWARDS & ENGRAVING	481.00	0.00	481.00	2
03/25/2026	DISB	00000077813	AMPORN'S	AMPORN'S	456.00	0.00	456.00	3
03/25/2026	DISB	00000077814	APPLIED IN	APPLIED INNOVATION	1,471.06	0.00	1,471.06	3
03/25/2026	DISB	00000077815	ARMOREX	ARMOREX	180.19	0.00	180.19	2
03/25/2026	DISB	00000077816	BCN	BLUE CARE NETWORK OF MICHIGAN	58,009.24	0.00	58,009.24	1
03/25/2026	DISB	00000077817	BOB'S	BOB'S TIRE & AUTO SERVICE INC.	20.00	0.00	20.00	1
03/25/2026	DISB	00000077818	BOUND TREE	BOUND TREE MEDICAL, LLC	2,308.20	0.00	2,308.20	1
03/25/2026	DISB	00000077819	BRIGHT ANA	BRIGHTON ANALYTICAL, L.L.C.	1,110.00	0.00	1,110.00	6
03/25/2026	DISB	00000077820	BRIGHTAUTO	BRIGHTON AUTO REPAIR	759.23	0.00	759.23	2
03/25/2026	DISB	00000077821	CARLISLE	CARLISLE-WORTMAN ASSOCIATES, INC	4,727.50	0.00	4,727.50	7
03/25/2026	DISB	00000077822	CHARTER 2	CHARTER COMMUNICATIONS	168.69	0.00	168.69	1
03/25/2026	DISB	00000077823	CHARTER CO	CHARTER COMMUNICATIONS	165.30	0.00	165.30	1
03/25/2026	DISB	00000077824	CHRISTIAN	CHRISTIAN FINANCIAL CREDIT UNION	435.00	0.00	435.00	1
03/25/2026	DISB	00000077825	CIVIL ENG	CIVIL ENGINEERING SOLUTIONS, INC.	12,877.50	0.00	12,877.50	10
03/25/2026	DISB	00000077826	CLS	CLS	227.38	0.00	227.38	2
03/25/2026	DISB	00000077827	COMMUN SER	COMMUNICATIONS SERVICES	862.00	0.00	862.00	1
03/25/2026	DISB	00000077828	CORRIGAN	CORRIGAN	7,132.39	0.00	7,132.39	3
03/25/2026	DISB	00000077829	CRUISERS	CRUISERS	423.20	0.00	423.20	1
03/25/2026	DISB	00000077830	CSI LEASIN	CSI LEASING, INC.	518.68	0.00	518.68	1
03/25/2026	DISB	00000077831	DART TEAM	DART	21.50	0.00	21.50	1
03/25/2026	DISB	00000077832	DENTAL	DELTA DENTAL OF MI	6,036.78	0.00	6,036.78	2
03/25/2026	DISB	00000077833	DTE ENERGY	DTE ENERGY	9,132.13	0.00	9,132.13	13
03/25/2026	DISB	00000077834	ER VEHICLE	EMERGENCY VEHICLES PLUS	306.83	0.00	306.83	1
03/25/2026	DISB	00000077835	FALLERT	FALLERT CONTRACTING LLC	845.00	0.00	845.00	1
03/25/2026	DISB	00000077836	FELDMAN	FELDMAN CHEVROLET OF NEW HUDSON	86.01	0.00	86.01	1
03/25/2026	DISB	00000077837	FIRE ENG	FIRE ENGINEERING	34.95	0.00	34.95	1
03/25/2026	DISB	00000077838	GALLS	GALLS, LLC	701.78	0.00	701.78	3
03/25/2026	DISB	00000077839	GARBACIK,	GREGORY GARBACIK	690.00	0.00	690.00	1
03/25/2026	DISB	00000077840	GOFD PETTY	GOT FIRE DEPT PETTY CASH	27.90	0.00	27.90	1
03/25/2026	DISB	00000077841	GREAT DEAL	GREAT DEAL PRODUCTS	667.95	0.00	667.95	1
03/25/2026	DISB	00000077842	HASTINGS	HASTINGS AIR-ENERGY CONTROL, INC	1,290.00	0.00	1,290.00	1
03/25/2026	DISB	00000077843	HIGHLAND T	HIGHLAND TREATMENT INC.	9,203.00	0.00	9,203.00	1
03/25/2026	DISB	00000077844	HOME DEPOT	HOME DEPOT CREDIT SERVICES	789.23	0.00	789.23	1
03/25/2026	DISB	00000077845	HVG	HURON VALLEY GUNS	2,581.73	0.00	2,581.73	11
03/25/2026	DISB	00000077846	IMAGE360	IMAGE360	99.87	0.00	99.87	1
03/25/2026	DISB	00000077847	JAX	JAX KAR WASH	308.00	0.00	308.00	2
03/25/2026	DISB	00000077848	KANGAS, R	RICK KANGAS	2,662.50	0.00	2,662.50	2

CHECK PROOF FOR GREEN OAK TOWNSHIP

PROVIDED AT TABLE

BANK ACCOUNT CODE: DISB - CHECK DATE: 03/25/2026
INVOICE EXPECTED CHECK RUN DATE 03/25/2026 - 03/25/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
03/25/2026	DISB	00000077849	KELLEY, JO	JOHN KELLEY	344.66	0.00	344.66	1
03/25/2026	DISB	00000077850	KMG GURSKI	KEVIN GURSKI/KMG CONTRACTING LLC	135.00	0.00	135.00	1
03/25/2026	DISB	00000077851	LCHD	LIVINGSTON COUNTY HEALTH DEPT	660.00	0.00	660.00	1
03/25/2026	DISB	00000077852	LCMCA	L.C.M.C.A	279.00	0.00	279.00	1
03/25/2026	DISB	00000077853	LLCLEANING	DAVID PERKETT	6,049.26	0.00	6,049.26	3
03/25/2026	DISB	00000077854	MALLORY	MALLORY SAFETY & SUPPLY LLC	801.17	0.00	801.17	2
03/25/2026	DISB	00000077855	MANN IT	MANN INFORMATION TECHNOLOGY	1,553.00	0.00	1,553.00	1
03/25/2026	DISB	00000077856	MARTIN'S D	MARTIN'S DO IT BEST HARDWARE	210.87	0.00	210.87	1
03/25/2026	DISB	00000077857	MCW PART	MCW PARTNERS	135.00	0.00	135.00	1
03/25/2026	DISB	00000077858	MERGE LIVE	MERGE LIVE	590.00	0.00	590.00	2
03/25/2026	DISB	00000077859	MES	MES SERVICE COMPANY LLC	4,013.57	0.00	4,013.57	1
03/25/2026	DISB	00000077860	MICHIGANWC	MML WORKERS' COMP FUND	555.00	0.00	555.00	1
03/25/2026	DISB	00000077861	MILLER W	WENDY MILLER	187.85	0.00	187.85	1
03/25/2026	DISB	00000077862	MYERS	MYERS GROUP ENTERPRISES LLC	810.00	0.00	810.00	1
03/25/2026	DISB	00000077863	NORTHFIELD	NORTHFIELD TOWNSHIP	82.89	0.00	82.89	1
03/25/2026	DISB	00000077864	O'REILLY A	O'REILLY AUTO PARTS	381.12	0.00	381.12	5
03/25/2026	DISB	00000077865	PITNEY PD	PITNEY BOWES PD	161.19	0.00	161.19	1
03/25/2026	DISB	00000077866	PRO COMM	PRO COMM INC.	105.00	0.00	105.00	1
03/25/2026	DISB	00000077867	PSI	PRINTING SYSTEMS	652.54	0.00	652.54	1
03/25/2026	DISB	00000077868	RELIANCE	RELIANCE STANDARD LIFE INS COMPANY	944.68	0.00	944.68	1
03/25/2026	DISB	00000077869	RELIANT	RELIANT FIRE APPARATUS OF MICHIGAN	1,805.91	0.00	1,805.91	4
03/25/2026	DISB	00000077870	ROSATI	ROSATI, SCHULTZ, JOPPICH &	2,618.00	0.00	2,618.00	4
03/25/2026	DISB	00000077871	SEDLAK,MIC	MICHAEL H. SEDLAK	1,245.52	0.00	1,245.52	4
03/25/2026	DISB	00000077872	SHREDIT	STERICYCLE	127.81	0.00	127.81	1
03/25/2026	DISB	00000077873	SOHN	SOHN LINEN SERVICE, INC.	41.00	0.00	41.00	1
03/25/2026	DISB	00000077874	SOLID GRND	SOLID GROUND COUNSELING	1,496.89	0.00	1,496.89	1
03/25/2026	DISB	00000077875	SS ENTER	SS ENTERPRISES, INC	25,890.00	0.00	25,890.00	1
03/25/2026	DISB	00000077876	STAPLES	STAPLES	210.10	0.00	210.10	1
03/25/2026	DISB	00000077877	TERMINIXEH	TERMINIX PROCESSING CENTER	167.28	0.00	167.28	1
03/25/2026	DISB	00000077878	THIN BLUE	THIN BLUE LINE OF MICHIGAN	10.00	0.00	10.00	1
03/25/2026	DISB	00000077879	TRA	THE RETIREMENT ADVANTAGE, INC.	337.50	0.00	337.50	1
03/25/2026	DISB	00000077880	TRAFFICLGX	TRAFFIC LOGIX CORPORATION	113.00	0.00	113.00	1
03/25/2026	DISB	00000077881	USPS	U.S. POSTAL SERVICE	5,000.00	0.00	5,000.00	1
03/25/2026	DISB	00000077882	VAN BUREN	CHARTER TOWNSHIP OF VAN BUREN	100.00	0.00	100.00	1
03/25/2026	DISB	00000077883	VZW	VERIZON WIRELESS	144.04	0.00	144.04	1
03/25/2026	DISB	00000077884	WEBB	WEBB CHEMICAL SERVICE CORP	3,936.00	0.00	3,936.00	1
03/25/2026	DISB	00000077885	WITMER PSG	WITMER PUBLIC SAFETY GROUP, INC.	2,788.35	0.00	2,788.35	6
03/25/2026	DISB	00000077886	ZIRKLE,LAR	LARRY ZIRKLE	855.00	0.00	855.00	1

Total Num Checks: 80 Total Num Stubs: 0 Total Num Invoices: 163 Total Amount: 196,281.72

OK MAC 3/30/2026

JW 3/30/26 mail to sign

CHECK REGISTER FOR GREEN OAK TOWNSHIP

CHECK DATE 03/25/2026 - 03/30/2026

BANK CODE: DISB - DISBURSEMENT

Check Date	Check	Vendor	Vendor Name	Amount
Bank DISB DISBURSEMENT				
03/25/2026	77877	TERMINIXEH	TERMINIX PROCESSING CENTER	167.28
03/25/2026	77878	THIN BLUE	THIN BLUE LINE OF MICHIGAN	10.00
03/25/2026	77879	TRA	THE RETIREMENT ADVANTAGE, INC	337.50
03/25/2026	77880	TRAFFICLGX	TRAFFIC LOGIX CORPORATION	113.00
03/25/2026	77881	USPS	U.S. POSTAL SERVICE	5,000.00
03/25/2026	77882	VAN BUREN	CHARTER TOWNSHIP OF VAN BUREN	100.00
03/25/2026	77883	VZW	VERIZON WIRELESS	144.04
03/25/2026	77884	WEBB	WEBB CHEMICAL SERVICE CORP	3,936.00
03/25/2026	77885	WITMER PSG	WITMER PUBLIC SAFETY GROUP, I	2,788.35
03/25/2026	77886	ZIRKLE,LAR	LARRY ZIRKLE	855.00
03/30/2026	247(E)	EMPOWER	EMPOWER	120,000.00
03/30/2026	248(E)	HEALTH EQ	HEALTH EQUITY	4,317.42
03/30/2026	249(E)	MERS	MUNICIPAL EMPLOYEES RETIREMEN	115,553.32
DISB TOTALS:				
Total of 83 Checks:				436,152.46
Less 0 Void Checks:				0.00
Total of 83 Disbursements:				436,152.46

Bills List

$53,981.47

CHECK REGISTER FOR GREEN OAK TOWNSHIP

CHECK DATE 03/17/2026 - 03/17/2026

BANK CODE: DISB - DISBURSEMENT

Check Date	Check	Vendor	Vendor Name	Amount
Bank DISB DISBURSEMENT				
03/17/2026	77805	BCBS OF MI	BLUE CROSS AND BLUE SHIELD OF	46,785.84
03/17/2026	77806	LIVCOTREAS	LIVINGSTON COUNTY TREASURER	7,195.63
DISB TOTALS:				
Total of 2 Checks:				53,981.47
Less 0 Void Checks:				0.00
Total of 2 Disbursements:				53,981.47

CHECK PROOF FOR GREEN OAK TOWNSHIP

BANK ACCOUNT CODE: DISB - CHECK DATE: 03/17/2026
INVOICE EXPECTED CHECK RUN DATE 03/17/2026 - 03/17/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
03/17/2026	DISB	00000077805	BCBS OF MI	BLUE CROSS AND BLUE SHIELD OF MI	46,785.84	0.00	46,785.84	4
03/17/2026	DISB	00000077806	LIVCOTREAS	LIVINGSTON COUNTY TREASURER	7,195.63	0.00	7,195.63	1

Total Num Checks: 2 Total Num Stubs: 0 Total Num Invoices: 5 Total Amount: 53,981.47

3/17/26

ok

or cfft 3/17/26

Full check run not available at this time but will be provided for the meeting.

GREEN OAK CHARTER TOWNSHIP
Notice of Public Accuracy Test of Voting Equipment

To the qualified electors of Green Oak Charter Township, Livingston County, State of Michigan:

NOTICE IS HEREBY GIVEN that a Public Accuracy Test for the electronic equipment that will be used for the May 5, 2026, Special Brighton Area School District Election is scheduled for April 1, 2026, 7:00 p.m. in the Green Oak Charter Township Hall meeting room, located at 10001 Silver Lk. Rd., Brighton, MI 48116. The Public Accuracy test is conducted to demonstrate that the computer programming used to tabulate the votes cast at the election meets the requirements of Michigan election law.

By order of
Michael H. Sedlak, MiPMC, CMC
Clerk, Green Oak Charter Township

Posted: March 25, 2026

LV-4368391

GREEN OAK CHARTER TOWNSHIP
Notice of Public Accuracy Test of Voting Equipment

To the qualified electors of Green Oak Charter Township, Livingston County, State of Michigan:

NOTICE IS HEREBY GIVEN that a Public Accuracy Test for the electronic equipment that will be used for the May 5, 2026, Special Brighton Area School District Election is scheduled for April 1, 2026, 7:00 p.m. in the Green Oak Charter Township Hall meeting room, located at 10001 Silver Lk. Rd., Brighton, MI 48116. The Public Accuracy test is conducted to demonstrate that the computer programming used to tabulate the votes cast at the election meets the requirements of Michigan election law.

By order of
Michael H. Sedlak, MiPMC, CMC
Clerk, Green Oak Charter Township

Posted: March 25, 2026

Integrating Pollinator Habitat Creation with Community Planning

Aligning a Pollinator Habitat Mission with the Green Oak Charter Township Master Plan





1

What Are Pollinators & Why They Matter

- Pollinators include bees, butterflies, moths, and birds — essential for plant reproduction and ecosystem health.
- They support **over one-third of global food crops** and native plant biodiversity.
- Communities, including municipalities, can play a key role in protecting and expanding pollinator habitat.



2

What is a Master Plan?

- A guiding document for land use and community development.
- Sets **long-term policy goals** (20+ years).
- Used by planning & zoning to protect resources and support quality of life.



3

Overview: Green Oak Charter Township

Located in **Livingston County, MI** with ~19,500 residents.

Township Master Plan updated to guide future growth and land use.

Public input, surveys, and planning shaped the goals.

4

Master Plan Goal: Natural Resource Conservation

- One of the plan's core goals is preserving natural features and landscapes.
- Emphasis on environmental protection (woodlands, wetlands, waterways).
  Connection:
  Pollinator habitat creation enhances biodiversity and conservation goals.



5

Master Plan & Rural Character

- Plan seeks to **maintain rural character** and open space.
- Encourages development that respects natural environment.
  Connection:
  Planting a pollinator habitat supports rural aesthetics and ecological value.



6

Land Use & Green Infrastructure



- Future Land Use Map emphasizes Recreation-Conservation and open spaces.
- Strategy for environmental stewardship in Township.

Connection:
Pollinator gardens can be incorporated into parks, greenways, and open space design. These pollinator plots are designated no mow areas.

7



Non-Motorized Pathways & Connectivity

- Plan promotes non-motorized trails and connectivity across Township.

Connection:
Trails provide opportunities for **pollinator waystations** and native plant corridors.

8

Community Engagement in Planning

- Township involved residents in planning through surveys & open houses.

Connection:
Engaging residents in habitat projects builds stewardship and supports plan goals.



9

Integrating Habitat Initiatives

- How habitat creation aligns with conservation & rural goals.
- Potential sites: parks, community gardens, trail corridors.



10

Creating Habitats for Pollinators

- Focused on planting native wildflowers to create vibrant pollinator habitats.
- Partner with non-profit pollinator habitat organizations, local businesses, and community members to provide funding for projects.
- Engage volunteers, schools, parks, and adjacent municipalities.





11

Typical Habitat Projects

- Wildflower garden installations in parks, airport grounds, and community spaces.
- Public engagement through volunteer opportunities.
- Partnerships with schools, municipalities, and community groups.



12

Municipal Examples

- Municipalities creating native plant meadows and pollinator gardens.
- Updating ordinances to encourage habitat friendly practices.

Connection:
Green Oak can adopt similar strategies.



13



Benefits to Green Oak Community

- Enhances biodiversity & ecosystem services.
- Improves community aesthetic & creates educational opportunities.
- Beautiful to look at, providing many photo opportunities for photographers and wildlife enthusiasts.

14

Benefits for Pollinators

- Habitat supports declining pollinator populations.
- Native plants offer food & shelter.



15

Volunteer & Partnership Opportunities

- Partner with groups like Creating Habitats for Pollinators or Monarch Watch.
- Work with schools, parks departments, and civic gronps.



16

Implementation Ideas

1. Identify priority sites (parks, trails).
2. Host volunteer planting days if needed.
3. Integrate plantings into parks & recreation planning.





Start where you are.
Do the best with what you have.
Use it as a path for growth.
Earn deeper community engagement.

17

Policy & Zoning Support

- Amend ordinances to allow designated no mow areas to allow pollinator plots to thrive on Township property.
- Conduct control burns on natural meadows to control invasive plants and allow native species to thrive.



18

Measuring Success

- Track pollinator species visits.
- Measure area planted & community involvement.



19

Next Steps

Form a local task group to explore the feasibility of partnering with a non-profit and the community to create more pollinator habitats.

Explore grant or funding opportunities.

20

GREEN OAK CHARTER TOWNSHIP FIRE DEPARTMENT

Kevin Gentry, Fire Chief

MEMORANDUM

To: Green Oak Charter Township Board Members
From: Chief Kevin Gentry
Date: March 13, 2026
Re: 800 Mhz Radios Upgrade and Purchase Request

As the Board may recall, the Department uses 800 Mhz radios, on the State of Michigan MPSCS system, to communicate with Central Dispatch, other departments and amongst our units and members. While there remain ongoing discussions with County officials regarding the possibility of some funding for some 800 Mhz radios, unfortunately the current state of the Department's radios is dire enough that some interim action is required now.

The vast majority of the Department's radios are, for handheld portable radios, XTS 5000s and for truck radios Astros. Motorola and the State have both discontinued supporting these radios, which means they cannot be repaired and no parts are available for them. Moreover, they cannot be reprogrammed when new talkgroups are necessary, as is currently the case with our mutual aid partners in Oakland County transitioning to the MPSCS system and upgrades to encryption ongoing. What all of this means is that when these 20 plus year old radios break, and they do with alarming frequency, they die. We have been able to take parts from a few dead radios to save others but in reality these radios are well beyond their end of useful like and dying on us on a very frequent basis.

The Department does have some newer 6000 model radios, which are still good and supported, as the Board authorized the purchase of 20 a few years ago, we obtained 2 from the County, and the Police Department, which has transitioned to a new radio model, has given us 6. We also have a few newer truck radios that have come with recent apparatus purchases. The plus side is that these new radios are supported, we can get parts for them, and they can be reprogrammed. The downside is that all *need* reprogrammed, to accommodate the new talkgroups for our Oakland County mutual aid partners (like the City of South Lyon, which we exchange mutual aid with every month) and also need to have some maintenance and tuning performed on all of them.

The Department's proposed solution to this issue, for the time being, is to retune and reprogram the current newer radios and buy 10 (because that is what we can afford) new 6000 portables (handheld) radios. This will *not* solve our entire radio problem, as we will still have some portables that are 5000s and dying, and many older truck radios, but it will hopefully tide us over until next year, when either 1) a solution involving County funding may be realized or 2) additional funds will be available in next year's budget.

The retuning and reprogramming and upgrades to software (the radios are essentially small computers that have a radio component) for the 28 newer portables and the four newer truck

radios we have will cost $34,231.52 from Motorola, and $2,880 from ProComm, the contractor who does the work for tuning. That comes out to **$37,111.52** for the radio upgrades.

For the 10 new portables, the cost is **$74,542.30** from Motorola, which includes all necessary accessories. I should mention that Motorola is a single source vendor for these radios, and while there is another approved vendor, Kenwood, whose radios the Police Department uses, the Motorola radios, though pricier, are far more rugged, waterproof, and likely to survive in fire environments. More importantly, it is critical for the Fire Department to use all the same brand radios, with the same buttons and knobs in the same places, because firefighters cannot see in a fire due to smoke conditions, and need to be able to operate the radios with muscle memory and by feel if they get into trouble and have to call for help. For this reason it is critical for the Department to maintain an all Motorola contingent of radios.

This purchase would come from Budget Fund 373 Capital Fire, Line 982 Capital Operating Equipment, where the Department budgeted $120,000 for 800 radios, bringing us in under budget for that expense.

Again, these purchases will *not* fix all of the Department's radio problems. But they will tide us over for a year until the County funding possibility can be sorted out and so that we don't run out of 5000 radios due to breakage. It is critical for the Department for every firefighter to have a radio in a fire, in case they get into trouble and need help, and this purchase and upgrade package will allow us to continue that.

I am happy to address any questions or concerns any Board may have. Please feel free to contact me if that is the case. Thank you for your consideration.

MOTOROLA SOLUTIONS

Budgetary

QUOTE-3542048







GREEN OAK TOWNSHIP FIRE DEPT

03/11/2026

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Billing Address:
GREEN OAK TOWNSHIP FIRE DEPT
9384 WHITEMORE LAKE RD
BRIGHTON, MI 48116
US

Quote Date:03/11/2026
Expiration Date:05/10/2026
Quote Created By:
Tyler Stegman
tstegman@procomminc.net

End Customer:
GREEN OAK TOWNSHIP FIRE DEPT

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	After Market Encryption Upgrades					
1	T7936A	SOFTWARE LICENSE APX UCM UPGRADE CD	1	$61.53	$36.92	$36.92
1a	CA00182AR	ADD: AES ENCRYPTION SOFTWARE	32	$745.00	$447.00	$14,304.00
	FLASHport Series	APX6000FLASHPORT				
2	T7664A	SOFTWARE LICENSE DIGITAL SMARTZONE	1	$0.00	$0.00	$0.00
2a	H869CC	SOFTWARE LICENSE ENH: MULTIKEY	8	$446.00	$267.60	$2,140.80
2b	QA00580AE	SOFTWARE LICENSE ENH: TDMA OPERATION	8	$609.00	$365.40	$2,923.20
	FLASHport Series	APX6000XEFLASHPORT				
3	T7664A	SOFTWARE LICENSE DIGITAL SMARTZONE	1	$0.00	$0.00	$0.00
3a	H869CC	SOFTWARE LICENSE ENH: MULTIKEY	20	$446.00	$267.60	$5,352.00
3b	QA00580AE	SOFTWARE LICENSE ENH: TDMA OPERATION	20	$609.00	$365.40	$7,308.00
	FLASHport Series	APX6500FLASHPORT				
4	T7697A	SOFTWARE LICENSE DIGITAL SMARTZONE	1	$0.00	$0.00	$0.00

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 -- #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
4a	GA00580AC	SOFTWARE LICENSE ENH: UPGRADE TO TDMA	3	$609.00	$365.40	$1,096.20
4b	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	3	$446.00	$267.60	$802.80
	FLASHport Series	APX6500FLASHPORT				
5	T7698A	SOFTWARE LICENSE TDMA	1	$0.00	$0.00	$0.00
5a	W969BL	SOFTWARE LICENSE ENH: MULTIKEY OPERATION	1	$446.00	$267.60	$267.60

Subtotal $57,052.53

Total Discount Amount $22,821.01

Grand Total $34,231.52(USD)

DRAFT

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 – #: 36-1115800

ProComm Inc.
Two-way Radio Communications · Emergency Vehicle Solutions
Mt. Pleasant 989-772-3751 · Flint Twp. 810-659-5000

Estimate

Date	Est. #
3/11/2026	25478

Name / Address	Ship To
GREEN OAKS TWP FIRE DEPARTMENT 9420 WHITMORE LAKE RD BRIGHTON, MI 48116	

Purchase Order No.	Terms
	Net 15

Qty	Description	Cost	Total
18	GREEN OAKS TWP FIRE-PROGRAMMING/ENCRYPTION UPGRADESA AUTO TUNE AND ADD TDMA/AES/MULTI-KEY TO ALL RADIOS ***TRACY CHAMBERLAIN IS THE POC (810)522-0161***	160.00	2,880.00

Estimate is only valid for 30 days from date of issue
Please note that all freight costs are estimated unless otherwise noted and will be billed at current rates.

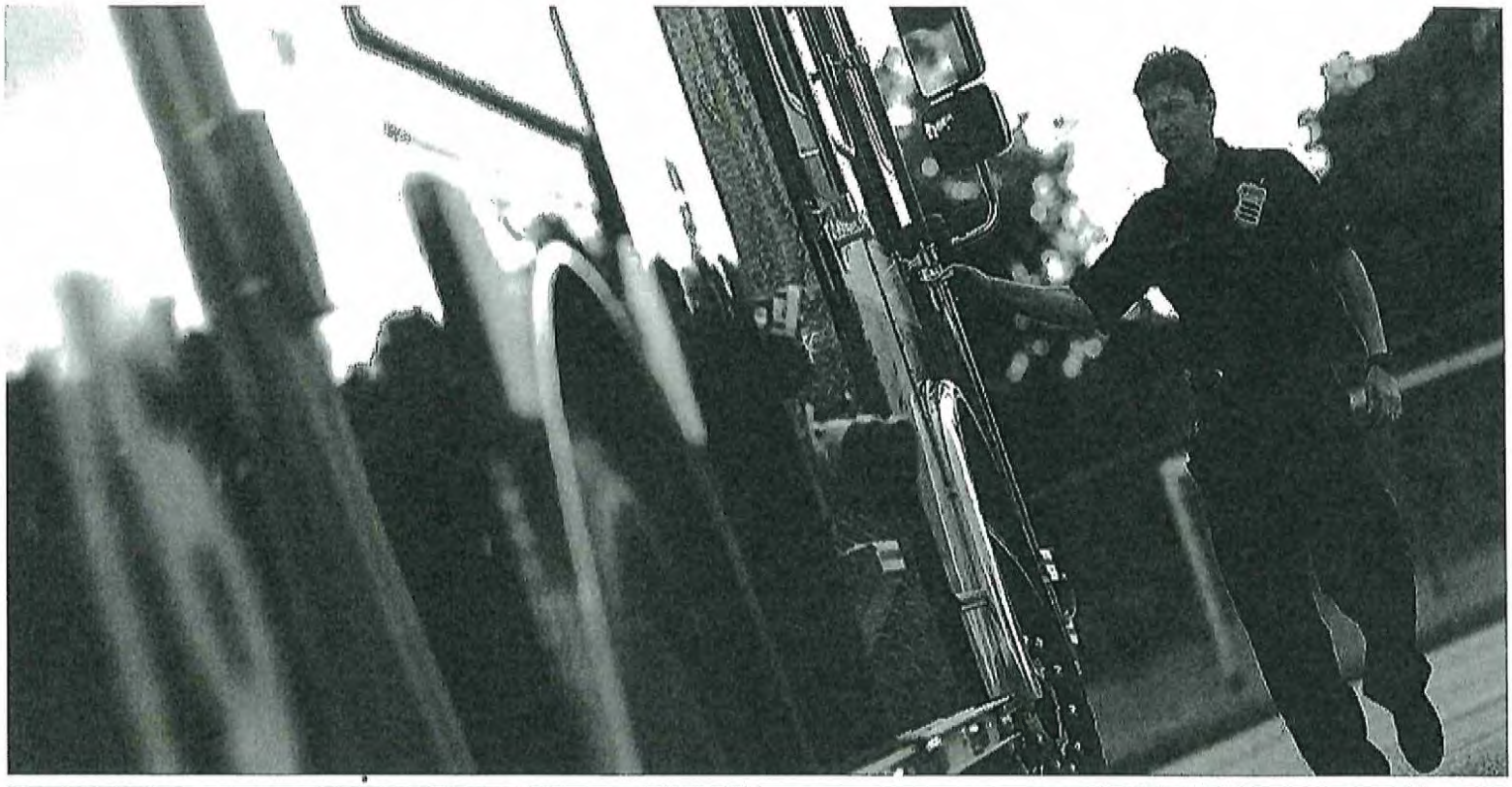
Subtotal	$2,880.00
Sales Tax (6.0%)	$0.00
Total	$2,880.00

Customer Signature _____ Date _____

MOTOROLA SOLUTIONS

Budgetary

QUOTE-3541890







GREEN OAK TOWNSHIP FIRE DEPT

03/11/2026

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MOTOROLA SOLUTIONS

Budgetary

QUOTE-3541890

Billing Address:
GREEN OAK TOWNSHIP FIRE DEPT
9384 WHITEMORE LAKE RD
BRIGHTON, MI 48116
US

Quote Date:03/11/2026
Expiration Date:05/10/2026
Quote Created By:
Tyler Stegman
tstegman@procomminc.net

End Customer:
GREEN OAK TOWNSHIP FIRE DEPT

Contract: 40034 - LIVINGSTON COUNTY, MI
AGREEMENT: STATE OF MICHIGAN

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
	APX™ N70	APX N70XE					
1	H35UCT9PW8AN	PORTABLE RADIO APX N70 7/800 MODEL 4.5	10		$5,365.00	$3,219.00	$32,190.00
1a	BD00001AA	ADD: CORE BUNDLE	10		$3,323.00	$1,993.80	$19,938.00
1b	QA02006AG	ADD: APX N70 XE M4.5 RUGGED RADIO	10		$824.00	$494.40	$4,944.00
1c	H499KC	ENH: SUBMERSIBLE (DELTA T)	10		$0.00	$0.00	$0.00
1d	H38DA	ADD: SMARTZONE OPERATION	10		$0.00	$0.00	$0.00
1e	Q361CD	ADD: P25 9600 BAUD TRUNKING	10		$0.00	$0.00	$0.00
1f	Q806CH	ADD: ASTRO DIGITAL CAI OPERATION	10		$0.00	$0.00	$0.00
1g	QA00580BA	ADD: TDMA OPERATION	10		$0.00	$0.00	$0.00
1h	QA09001AM	ADD: WIFI CAPABILITY	10		$0.00	$0.00	$0.00
1i	QA03399AK	ADD: ENHANCED DATA	10		$0.00	$0.00	$0.00
1j	Q387CB	ADD: MULTICAST VOTING SCAN	10		$0.00	$0.00	$0.00
1k	BD00010AB	ADD: SECURITY BUNDLE	10		$1,227.00	$736.20	$7,362.00

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 - #: 36-1115800

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
1l	H797DW	SOFTWARE LICENSE ENH: DVP-XL ENCRYPTION AND ADP	10		$0.00	$0.00	$0.00
1m	QA01767BL	ADD: P25 LINK LAYER AUTHENTICATION	10		$0.00	$0.00	$0.00
1n	Q498BN	SOFTWARE LICENSE ENH: ASTRO 25 OTAR W/ MULTIKEY	10		$0.00	$0.00	$0.00
1o	Q15AK	ADD: AES/DES-XL/DES-OFB ENCRYPTION AND ADP	10		$0.00	$0.00	$0.00
1p	QA07680AA	ADD: MULTI SYSTEM OTAR	10		$0.00	$0.00	$0.00
1q	QA08853AA	ADD: CPS ENABLEMENT*	10		$0.00	$0.00	$0.00
1r	QA09028AA	ADD: VIQI VC RADIO OPERATION	10		$0.00	$0.00	$0.00
2	LSV01S03060A	APX N70 DMS ESSENTIAL	10	7 YEARS	$432.43	$432.43	$4,324.30
3	PSV01S03059A	APX NEXT PROVISIONING WITH CPS*	1		$0.00	$0.00	$0.00
4	PMMN4172ABLK	XVE500M DIV 1 REMOTE SPEAKER MICROPHONE, BLACK WITHOUT KNOB, UL, GCAI MINI	10		$756.00	$453.60	$4,536.00
5	PMPN5034A	CHARGER,CHGR DESKTOP SINGLE UNIT IMPRES 2 EXT PS AUS/NZ	10		$208.00	$124.80	$1,248.00

Subtotal $121,354.30

Total Discount Amount $46,812.00

Grand Total $74,542.30(USD)

- The Pricing Summary is a breakdown of costs and does not reflect the frequency at which you will be invoiced.

DRAFT

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Parametric Data
1q	QA08853AA	Incomplete
3	PSV01S03059A	Incomplete

DRAFT

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

GREEN OAK CHARTER TOWNSHIP FIRE DEPARTMENT

Kevin Gentry, Fire Chief

MEMORANDUM

To: Green Oak Charter Township Board Members
From: Chief Kevin Gentry
Date: March 20, 2026
Re: Utility 81 replacement request

As the Board may recall, the Department uses its Utility 81, currently a 2012 Ford F350, for several purposes. It is the primary vehicle for our Mechanic, allowing him to carry with him tools to other stations and emergency scenes to make repairs that need to be done at once or where the apparatus involved cannot be driven to Station 81 due to its mechanical problem(s). Additionally in the winter the apparatus serves as our snowplow truck, assisting Building and Grounds in plowing the stations and, even more importantly, providing emergency snowplowing where long driveways that would see apparatus, police vehicles or ambulances potentially get stuck in the snow. Additionally, Utility 81 has an open pickup type bed, which serves to haul dirty hose, equipment tires and the like. Utility 81 is also used when needed to pull the Gator Trailer, Boat Trailers and Utility Trailer the Department uses for responses, hauling traffic signs, and transporting dirty equipment for cleaning.

Currently Utility 81 is a 2012 Ford F350 with over 100,500 miles, and a good bit of rust, on it. The snowplow has rusted and been welded in a few places too. The truck, as the Board may recall, was refurbished in 2021, and that refurb allowed the Department to get another five years out of the apparatus. But now, at 14 years old, rusting and with 100,000 plus miles on it, the time has come to replace it.

The Department knew this was coming and shopped for various different vehicles for the past several months, finding the best price and package to be at LaFontaine Automotive in Highland, where the Department a few years ago purchased its ARPA Sierra command vehicles. This unit, quote attached, comes with several things that make it the best option. First, it has a mechanic's tool/service box already installed on a clean flat chassis from the factory, which saves the expense and trouble of taking a standard bed off of a truck and replacing it with the Mechanic's tool boxes. Second, it has a winch, which is important as part of the Mechanic's job is to winch out smaller Department vehicles that may get stuck in snow and ice during the winter and mud during grass fire season. Finally, it is not only prepped for a snowplow but comes with one installed. The vehicle is a 2025 GMC Sierra 3500 Regular Cab, 4WD with automatic locking rear differential, and a 6.6L gasoline engine. The "Delete" on the quote references the long box not being attached and replaced with the service box. By getting a standard cab, instead of crew cab, the Department was able to save some on the truck as well. I am not attaching any other bids as an apples to apples comparison proved difficult, but out the door, this package came out the best, at a total cost of $79,923.

9384 Whitmore Lake Road • Brighton, Michigan 48116
Phone 810-231-3663 • Fax 810-231-4488

Kevin Gentry, Fire Chief

The vehicle will, of course, need emergency (and yellow snowplow) lighting, 800 Mhz and VHF radios, to have all that installed, and to be striped and marked with Department and Township lettering. All of that will cost for the lights and equipment ($6,315.00), installation of lights and radios (we are reusing current radios, not buying new) ($4,500.00) and striping/logo application ($1,795.00), for a total upfit cost of $12,610, for a total cost of **$92,533.00** for the unit/

This purchase would come from Budget Fund 373 Capital Fire, Line 982 Capital Operating Equipment, where the Department budgeted $95,000 for this apparatus, bringing us in under budget for that expense.

As it happens, this proposed vehicle is on the lot right now, and the Department has, at no cost, reserved it until the Board had the opportunity to review this purchase in the new budget year. Pictures of the apparatus are attached to this after the quotes. The Department anticipates this apparatus could arrive, be upfitted, and in service in a month.

The current 2012 F350 would be auctioned off as soon as the new vehicle is ready to go. It has a number of maintenance issues, and getting parts for it is becoming a problem too. With the rust as well, on both the truck and plow, it would be best to put it out to auction and recoup what can be gotten for it. Typically these vehicles, even with all these issues, still have some value, though to be safe the Department did not budget any return on this, so we are not depending on any particular price for it and can take the best the auction site can come up with.

I appreciate the Board's time and review of this request. I am happy to address any questions or concerns any Board may have. Please feel free to contact me if that is the case. Thank you for your consideration.

LaFontaine Automotive Group
4000 Highland Rd
Highland, MI 48357
248-714-1071-Office
517-795-9834-Cell
kmartin@lafontaine.com

INVOICE

Name: Green Oak Township Fire Department
Address: 9384 Whitmore Lake Rd
City: Brighton State: MI Zip: 48116
Contact: Tracy Chamberlain
Phone: 810-522-0161
Email: tracy.chamberlain@greenoakfire.com

Date: 3/13/2026
Quote: 25G4057

TK30903	2025 GMC Sierra 3500 Regular Cab Long Box Pickup Delete 4WD	$54,550.00
GAZ	Summit White	
L8T	6.6L Gasoline Engine	
H1T	Jet Black Cloth Interior	
MKM	10 Speed Automatic Transmission	
G9Y	GVW Rating, 14,000# DRW	
G80	Auto Locking Rear Differential	
VYU	Snow Plow Prep	
VQ0	Black Work Side Steps	
	Knapheide A798 Aluminum Service Body, Box & Winch	$18,876.00
	Western 9'6" MVP3 Poly Plow Installed	$10,082.00
	State Of Michigan Title Fee	$15.00
	General Motors Municipal Discount	-$2,600.00
	Lafontaine Loyalty Discount	-$1,000.00
	Note per contract delivery is available @ $2.00 per one way mileage.	
PAYMENT DUE NET 30 DAYS FROM DELIVERY	Total Cost:	$79,923.00

Signed: *Kim Martin*

Pro Comm Inc.
Two-way Radio Communications · Emergency Vehicle Solutions
Mt. Pleasant 989-772-3751 · Flint Twp. 810-659-5000

Estimate

Date	Est. #
11/24/2025	25199

Name / Address	Ship To
GREEN OAKS TWP FIRE DEPARTMENT 9420 WHITMORE LAKE RD BRIGHTON, MI 48116	

Purchase Order No.	Terms
	Net 15

Qty	Description	Cost	Total
	UTILITY TRUCK		
1	LIBERTY II BB2KKKK 12 DIODE TAKEDOWN	3,150.00	3,150.00
1	CENCOM CORE	1,125.00	1,125.00
1	WHELEN CCTL6 ROTA KNOB CONTROLLER	0.00	0.00
1	WHELEN VS CAMPORT	0.00	0.00
1	WHELEN SA315U	265.00	265.00
1	TAHOE BRACKET	0.00	0.00
2	WHELEN ION MULTI MOUNT LED-RED	145.00	290.00
2	WHELEN ION T-SERIES (RED) SURFACE MOUNT	145.00	290.00
1	WHELEN M6 RED WARNING; CLEAR LENS	225.00	225.00
1	WHELEN M6 LED FLASHER GREEN W/ CLEAR LENS	225.00	225.00
2	WHELEN M6 EZ SCENE LIGHT BLACK	350.00	700.00
2	WHELEN M6 BLACK FLANGE	15.00	30.00
1	SHIPPING AND TARIFF ESTIMATE	15.00	15.00

Estimate is only valid for 30 days from date of issue
Please note that all freight costs are estimated unless otherwise noted and will be billed at current rates.

Subtotal	$6,315.00
Sales Tax (6.0%)	$0.00
Total	$6,315.00

Customer Signature _____ Date _____

From: Justin Trojan <justin@cstrojan.com>
Sent: Monday, November 17, 2025 10:55 AM
To: Buers, Doug <doug.buers@greenoakfire.com>
Subject: Re: green oak utility truck

Hi Doug,

$4500.00 for labor (36 X 125.00/hr).

Were you able to get a quote from AEL for parts?

Justin W. Trojan
Manufacturer Sales Representative
C.S. Trojan & Associates, Inc.
1375 Rickett Road, Brighton, MI 48116
www.cstrojan.com
O: 810-227-7775
C: 810-224-1813
justin@cstrojan.com

WHELEN MANUFACTURED IN AMERICA HAVIS Pro-gard PRODUCTS LLC. AFS

From: Buers, Doug <doug.buers@greenoakfire.com>
Sent: Monday, November 17, 2025 11:53 AM
To: Justin Trojan <justin@cstrojan.com>
Subject: green oak utility truck

Good morning - I know you said about 36 hrs to do the install but need a rough $$ amount please. I know what some of the lights will cost and ill have to figure out a rough price for the bar.

Thanks Doug

From: Chamberlain, Tracy tracy.chamberlain@greenoakfire.com
Subject: Fw: U-81 Estimate from Miami Glow Customs
Date: Mar 20, 2026 at 11:52:31 AM
To: Gentry, Kevin kevin.gentry@greenoakfire.com

From: Miami Glow Customs <quickbooks@notification.intuit.com>
Sent: Friday, March 20, 2026 11:38 AM
To: Chamberlain, Tracy <tracy.chamberlain@greenoakfire.com>
Subject: U-81 Estimate from Miami Glow Customs



Your estimate is ready!

Total $1,795.00

Please find your estimate details here. Feel free to contact us if you have any questions.
We look forward to working with you.

Have a great day!
Ian

Review and approve

Miami Glow Customs

5204 Jackson Rd Ste 125
Ann Arbor, MI 48103-1866

miamiglowdetail@gmail.com
+1 (810) 844-1709
https://miamiglow.online

If you receive an email that seems fraudulent, please check with the business owner before paying, or you can forward the email to security@intuit.com so we can look into it. Read more at security.intuit.com.

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WESTERN
CONTRACTOR GRADE
MVP3




KNAPHEIDE





GREEN OAK CHARTER TOWNSHIP
FIRE DEPARTMENT

Kevin Gentry, Fire Chief

MEMORANDUM

To: Green Oak Charter Township Board Members
From: Chief Kevin Gentry
Date: March 23, 2026
Re: Turnout Gear Purchase Request

The most essential piece of firefighting equipment is the personal protective gear each firefighter wears. Without this ensemble, functioning and in good fit, firefighters are not able to operate the tools and equipment required by their job. Accordingly, as the Board likely recalls, each year the Department purchases turnout gear for some members in April, replacing older sets in some cases and acquiring turnout gear sized for new members in other cases. The Department is faced with an NFPA (National Fire Protection Association) standard that requires turnout gear is replaced every ten years, meaning that the Department has to both replace existing turnout gear on a rotating basis and purchase gear for new members. The Department traditionally replaces at least five sets of turnout gear per year but, with the addition of several new fully trained paid on call firefighters, and the hiring of two new career sergeants, eleven five sets currently needed for members who either have worn out gear or require newly fitted gear and that is what the Department is requesting.

Over the past few years the Department has transitioned to Lion turnout gear, which is from the Department's traditional vendor, which had the best price the last time we went for bid and is the sole supplier in this state for the Lion gear the Department has been very pleased with. With the Department seeking 11 sets, we have been able to negotiate an actual decrease from last year's price of $3,528.52 per set to a new price of $3,200 per set, reflecting an obvious savings of around $3,600 from the list price for the package. The total price is **$35,200,** and the vendor is McQueen Safety, which succeeded and bought out the Department's former vendor, Phoenix Safety. This quote is attached.

9384 Whitmore Lake Road • Brighton, Michigan 48116
Phone 810-231-3663 • Fax 810-231-4488

GREEN OAK CHARTER TOWNSHIP
FIRE DEPARTMENT

Kevin Gentry, Fire Chief

This purchase would come from Budget Fund 373 Capital Fire, Line 982 Capital Operating Equipment, where the Department budgeted $40,000 for turnout gear, reflecting the expected price, and the negotiated bulk purchase price allows the Department to bring this request in substantially under budget.

I am happy to address any questions or concerns any Board may have. Please feel free to contact me if that is the case. Thank you for your consideration.

9384 Whitmore Lake Road • Brighton, Michigan 48116
Phone 810-231-3663 • Fax 810-231-4488

MACQUEEN

MacQueen
350 Austin Circle
Delafield, WI 53018
(262) 646-5911
Fax: (262) 646-5912

Ship To: GREEN OAK TWP FIRE DEPT
9420 WHITMORE LAKE RD
BRIGHTON, MI
ATTN; JOHN KELLEY 48116

Invoice To: GREEN OAK TWP
9420 WHITMORE LAKE RD
BRIGHTON MI 48116

Attention: JOHN KELLY

Branch		
16 - DELAFIELD, WI		
Date	Time	Page
03/18/2026	12:52:34 (O)	1
Account No	Phone No	Est No 02
GREEN072	8102313663	052153
Ship Via	Purchase Order	
BEST WAY	GEAR	
Tax ID No		
	Salesperson	
	416 / 353	

ESTIMATE EXPIRY DATE: 04/16/2026

PARTS ESTIMATE - NOT AN INVOICE

Part#	Description	U	Qty	Price	Amount
GX3.0 GREEN072 GEAR SET COAT AND PANT MADE TO SPEC FOR GREEN OAK TWP FD MI	GX3.0 COAT/PANT		11	3200.00	35200.00

Reference Number: 052153-GEAR
FREIGHT NOT INCLUDED

Subtotal:	35200.00
Tax:	.00
TOTAL:	35200.00

Authorization: _____

VisitUsOnline
www.macqueengroup.com

GREEN OAK CHARTER TOWNSHIP FIRE DEPARTMENT

Kevin Gentry, Fire Chief

MEMORANDUM

To: Green Oak Charter Township Board Members
From: Chief Kevin Gentry
Date: March 23, 2026
Re: Unmanned Aerial Vehicle (Drone) Purchase Request

Unmanned Aerial Vehicles (UAVs) or, more commonly, drones, have become increasingly necessary in emergency public safety services. The Fire Department has several FAA UAV licensed pilots, and more awaiting testing, but, alas, its UAV fleet is antiquated and largely in shambles.

UAVs are necessary for several things. During fire operations, they can provide critical information on the location of the fire and integrity of roof structures, particularly in large commercial buildings (the Department has used UAVs for this purpose on several large commercial fires, saving both critical time and reducing collapse risk to firefighters). They are also very useful in locating the precise position of fires in heavy brush/forest fire situations, as the Department frequently encounters in our state park lands. UAVs have their most common use, however, in lost/missing/endangered person searches. They allow coverage of a large area quickly and, with thermal imaging technology, can see at night as well, allowing for quicker location of lost/missing/endangered persons. The Department responds to double-digit numbers of searches of this sort annually, mostly but not always in the Island Lake State Park. Finally, an emerging use for UAVs is to detect heat signatures in water in drowning situations, allowing for accurate assignment and placement of divers and near-immediate location of drowning victims. The Department, unfortunately, responds to drowning calls most every year, and the use of UAVs have been demonstrated to dramatically shorten the underwater time of victims.

The Police Department also uses UAV technology and, in fact, the Fire and Police Departments work in tandem on UAV calls, allowing for maximum utilization of available licensed pilots and limited manpower (something the Fire Department can help with as it typically has, with paid on call supplementing, more firefighters available than the Police Department has officers on duty). The Fire Department plans to actually share the Police Department's UAV tracking, records management and maintenance software with the Police Department, resulting in a substantial cost savings.

Currently the Department's UAV fleet has three drones, none of which have functioning thermal imaging/night vision capabilities (two used to have this capability, but their units have failed and parts and unavailable due to the age of the UAVs). This makes them nearly useless for both firefighting uses and night searches, and the Department has had to rely on other UAVs, sometimes even from other neighboring police departments (as emergencies in Green Oak often

already require all available Green Oak police officers to attend to other duties) in these situations. This is obviously less than ideal and involves inherent delays in getting the UAVs into the air and operating positions.

The Department proposes purchasing two DJI Matrice 4TD UAVs, with spare batteries, thermal technology and various other accessories. The reason for two drones is that battery life is limited, particularly in the cold months, and the best practice involves rotating UAVs to keep one in the air doing work at all times, even while the other is getting a battery change. This package includes on-site training as well, and the Department also proposes adding a wireless transmission system that allows the UAV's camera to transmit directly to the Department's mobile command vehicles. The price of the UAV package is $26,227.98 and the transmitted package is $2,180.98, for a total price of **$28,408.96** for the entire ensemble. Both quotes are attached.

Purchasing these UAVs now will allow them to arrive soon, be trained on, and be placed in service before the busy summer season. The Department will work with the Supervisor to be sure that all of the requisite MMRMA insurance paperwork (and there is a good bit of it) is completed for these units. The Department believes this purchase will significantly improve both its firefighting and lost/missing/endangered/drowned person search capabilities and thus requests moving forward with it. The Department anticipates that while its old drones are not worth much, their batteries still are, and the Department would sell all of this outdated equipment it could find takers for, with an anticipated, but not budget-expected, revenue of a few thousand dollars.

This purchase would come from Budget Fund 373 Capital Fire, Line 982 Capital Operating Equipment, where the Department budgeted $30,000 for UAV drones, bringing this expense in under budget.

I am happy to address any questions or concerns any Board may have. Please feel free to contact me if that is the case. Thank you for your consideration.

SEILER
GEODRONES

Sales Quotation

Quote Number: 00121354

Green Oak Township FD (MI)
Tom Greenwald
tgreenmi@sbcglobal.net
810-231-1333
9384 Whitmore Lake Road
Brighton, MI 48116

Date Issued: 02/16/26
Expiration Date: 04/10/26

Quantity	Part Number	Description	Unit Price	Subtotal
2.00	CP.EN.00000662.01	DJI Matrice 4TD w/ RC Plus 2 Enterprise	$9,820.00	$19,640.00
8.00	MATRICE4D_FB	DJI Matrice 4D Series Battery	$420.00	$3,360.00
2.00	CP.BX.000229	WB37 Intelligent Battery	$90.00	$180.00
2.00	CP.RN.00000203.01	DJI WB37 Battery Charging Hub (USB-C)	$99.00	$198.00
2.00	CP.EN.00000578.01	DJI AS1 Speaker	$290.00	$580.00
2.00	CP.EN.00000579.01	DJI AL1 SpotLight	$430.00	$860.00
2.00	HDLP3	Hoodman Launch Pad 3 Ft	$79.99	$159.98
1.00	SEI-5130	UAS Training Half-Day/DJI On-Site or Virtual Training for a specific organization based on agreed-to subject matter.	$1,250.00	$1,250.00
1.00	TS-DRONE	Seiler Drone Tech Support Agreement- 1 year ($495 value) Phone/E-mail support for one designated contact in your organization. Toll-free number and dedicated e-mail address for direct contact to support technicians. NOTE: Does not include training services. Priority response to support cases. If a repair is needed, a free loaner unit will be provided for first year. Subject to availability. If a repair is needed, a half-price rental unit will be provided if unit is not under warranty. Seiler Instrument provides complimentary support on all of our products for any hardware-related issues that are covered under a current factory warranty or warranty extension.	$0.00	$0.00

Total Price: $26,227.98

Regulatory and Compliance Disclaimer: It is the Customer's sole responsibility to ensure that the equipment, payloads, and software quoted herein comply with all applicable local, state, and federal regulations, including but not limited to **FAA Part 107**, state privacy laws, and federal procurement or operational restrictions (such as **FAR 52.240-1**). Seiler Instrument provides this equipment for general commercial use and does not provide legal or regulatory guidance regarding its eligibility for specific projects, grants, or federally funded contracts.

This is not an Invoice: Applicable sales tax, customs duties, and/or shipping charges will apply. This product and/or associated accessories may be subject to export controls under United States law and must not be exported or re-exported without prior authorization from either the United States Department of State or Commerce, as applicable.

Scheduled delivery times could be delayed due to vendor supply. Please communicate with your Seiler sales representative to ensure your timeline needs can be met before signing this quotation.

Notwithstanding any prices quoted in this Sales Quotation, the price of the goods and equipment identified herein shall be immediately increased upon the implementation of any new tariff, duty, tax, or similar governmental charge (collectively, "Tariff"), or modification of an existing Tariff, by any governmental authority that results in an increase in Seiler's cost of acquiring, producing, and/or delivering such goods and equipment. The price increase shall be in an amount equal to the increase in Seiler's cost of acquiring, producing, and/or delivering the goods and/or equipment attributable to the Tariff. Seiler shall provide you with written notice of the price increase as soon as practicable after the Tariff is instituted. Any such increase shall apply to all goods and equipment covered by this Sales Quotation that has not yet been delivered as of the date of the

notice. If the elimination or reduction of a Tariff results in a decrease in Seiler's cost of acquiring, producing, and/or delivering such goods and equipment, Seiler shall reduce the prices of the goods and/or equipment in this Sales Quotation, so impacted by the decrease in Seiler's cost of the goods and/or equipment attributable to the elimination or reduction of the Tariff.

Please Contact Us:

Mike Marquardt
9755 Airways Court
Franklin
WI, 53132
mmarquardt@seilerinst.com
Phone: (608) 720-9772
Cell:

Terms: ☐ Net 30 ☐ Credit Card ☐ Financing

Net 30 upon approved credit application. Please inquire to sales rep on financing options available.

A 3.5% surcharge applies to all debit and credit card transactions, and a 5% surcharge applies to American Express (AMEX) payments.

This Sales Quotation is subject to and governed by the Terms and Conditions of Sale referred to at https://www.seilergeo.com/general-terms-and-conditions/ which are hereby incorporated into this Quotation by reference. Any terms and conditions contained in any purchase order, order confirmation, or other document or communication you send or provide to Seiler which are in addition to or different from those set forth in said Terms and Conditions of Sale found at the above-link which are not separately agreed to by Seiler in writing are hereby considered material, objected to, and shall be null, void, and of no force or effect.

This Sales Quotation is subject to the Seiler Maximum Liability and Indemnification Agreement, version 041421. By signing this Sales Quotation, you are also agreeing to be bound by the terms and conditions of that Agreement.

Your signature below acknowledges acceptance of terms and conditions of this quote. Please sign and return via email or fax.

Signature: _____ **Date:** _____

Name: _____ **Title:** _____

Outlook

Cire3 PC - Quote #5289

From repair@cire3pc.com <repair@cire3pc.com>
Date Sat 3/21/2026 1:03 PM
To Gentry, Kevin <kevin.gentry@greenoakfire.com>; info@cire3pc.com <info@cire3pc.com>

QUOTE #5289

Quote Date: **February 18, 2026**

Work Order #12703

Computer Sales & Service

10008 Highland Rd
Hartland, MI 48353

Phone: 810-991-1029

Sold to: Green Oak Fire
9420 Whitmore Lake Rd
Brighton, MI 48116

8102313663

Note: Quote :

Custom Harness / bracket RC Plus 2, wireless HDMI transmission system to 2nd external display. (Display not included) Landing pad, LED's for landing pad marking / night ops. Controller sun shield.

Includes RC Bracket, Harness, leather strap for Transmitter, main transmitter battery, extremal transmitter battery, HDMI Cabling, landing pad, charging cables.

All rechargeable Via USB Type A 3.1 and Type C. Charging hub included for all batteries.

NOTE : We do have the option to modify the Remote Plus Strap/Bracket kit to work with the Remote Plus 2 for a cost of $89.00 Each Vs $169.00 Each.

Purchase Items

Qty	*Name of Product*	Item Price	Total Price	Tax
2	Accsoon CineView 2 SDI HDMI Wireless Video Transmission System	$495.00	$990.00	
2	Fire Leather Radio Holster Set – Heavy Duty Strap	$75.00	$150.00	
2	Rugged Power Bank, 15000mAh	$77.00	$154.00	
2	SMALLRIG 3500mAh Replacement USB-C Battery for Sony NP-F550	$50.00	$100.00	

2	DJI RC Plus 2 Strap Bracket Kit (DJI Bracket - Harness)	$169.00	$338.00
2	Hoodman 3 Foot Weighted UAV Drone Landing Pad	$85.00	$170.00
2	8K HDMI Cable 3FT High Speed 48Gbps HDMI 2.1 Cord for Neat, Support HDR10+	$20.00	$40.00
2	8K Short HDMI Extender Cable 0.6 FT Male to Female	$8.99	$17.98
1	500W Charging Block USB 3.1 / C Type PD Rapid Charge	$79.00	$79.00
2	Landing Pad Led Road Flares 4 Pack LED Flares Emergency Kit, USB Recharge Amber LED Flares	$36.00	$72.00
2	Sunshade Screen Protective Cover Compatible for RC Plus 2 Remote	$35.00	$70.00

Parts Subtotal:	$2180.98
Labor Total:	$0.00

Invoice Total: $2180.98

Thank-You for your consideration.
Please note that these prices are subject to change.

GREEN OAK CHARTER TOWNSHIP

At a regular meeting of the Township Board of Green Oak Charter Township, Livingston County, Michigan, in accordance with the Open Meetings Act, Public Act 267 of 1976, as amended, MCL 15.261 *et. seq.*, the Township Board meeting held on the 1st day of April, 2026, at 7:00 p.m., Eastern Time, at Green Oak Charter Township Hall in Brighton, Michigan there were:

PRESENT: _____

_____

ABSENT: _____

The following resolution was moved for adoption by _____ and the motion was supported by _____:

RESOLUTION NUMBER 15-2026
SIXTH RESOLUTION AMENDING RESOLUTION NUMBER 14-2026 CONFIRMING SPECIAL ASSESSMENT ROLL
FOR BRIGGS LAKE WEED CONTROL IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT

WHEREAS, pursuant to Act 188, Public Acts of Michigan, 1954, as amended ("Act 188"), a public hearing was held on March 18, 2026, to hear and consider objections to the special assessment roll (the "Roll") made to assess all of the cost of the Briggs Lake Weed Control Improvements (the "Improvements") to properties in the Briggs Lake Weed Control Improvements Special Assessment District (the "District"); and

WHEREAS, the Township Board, following the public hearing, adopted Resolution Number 14-2026 Fifth Resolution Confirming Special Assessment Roll for Briggs Lake Weed Control Improvements Special Assessment District, which resolution confirmed the Roll and established payment terms for the special assessments and installments thereof, among other things; and

WHEREAS, the Township Clerk, upon confirmation of the Roll, endorsed the Roll, attached his warrant, and delivered the Roll and warrant to the Township Treasurer for collection as required by the Township Board and Act 188; and

WHEREAS, the Township Board has determined that it is in the best interests of the Township to modify certain of the payment

terms for the special assessments and installments thereof as stated by Resolution Number 14-2026; and

NOW, THEREFORE, BE IT RESOLVED as follows by the Township Board of Green Oak Charter Township, Livingston County, Michigan, as follows:

1. Section 3 of Resolution Number 14-2026 is hereby deleted in its entirety and designated as "[Reserved]".

2. Section 4 of Resolution Number 14-2026 is hereby amended to read as follows:

> 4. All amounts assessed shall be payable in five (5) annual installments of principal that shall be billed on December 1 as part of the annual winter tax bill in each of the years 2026 through 2030.

3. Section 5 of Resolution Number 14-2026 is hereby amended to read as follows:

> 5. If any installment is not paid when due, then such installment shall be deemed to be delinquent and there shall be collected thereon, in addition to any interest and fees imposed pursuant to law, a penalty at the rate of 1% for each month or fraction thereof that such installment remains unpaid before being reported to the Board for reassessment upon the Township tax roll.

[Remainder of page intentionally left blank]

4. Except as expressly amended by this resolution, Resolution Number 14-2026 shall remain in full force and effect.

A roll-call vote on the foregoing resolution was taken and was as follows:

YEAS: _____

NAYS: _____

ABSTENTIONS: _____

The Resolution was declared adopted.

BY ORDER OF THE TOWNSHIP BOARD,

_____ _____

Mark St. Charles, Supervisor Michael H. Sedlak, MIPMC, CMC
Clerk

CLERK'S CERTIFICATE

STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Clerk of Green Oak Charter Township, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of proceedings taken at a regular meeting of the Township Board, held on April 1, 2026, the original of which is on file in my office. I further certify that notice of said meeting was given in accordance with the provisions of the open meetings act, MCL 15.261 *et. seq.*, as amended.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 1st day of April, 2026.

_____
Michael H. Sedlak, MiPMC, CMC

GREEN OAK CHARTER TOWNSHIP

At a regular meeting of the Township Board of Green Oak Charter Township, Livingston County, Michigan, in accordance with the Open Meetings Act, Public Act 267 of 1976, as amended, MCL 15.261 *et. seq.*, the Township Board meeting held on the 18th day of March, 2026, at 7:00 p.m., Eastern Time, at Green Oak Charter Township Hall in Brighton, Michigan there were:

PRESENT: Randall Brake, Trustee, Tracey Edry, Trustee, Daniel Rainko, Trustee James Tuthill, Trustee, Tricia Wiggle-Bazzy, Treasurer, Michael Sedlak, Clerk, Mark St. Charles, Supervisor

ABSENT: None

The following resolution was moved for adoption by Sedlak and the motion was supported by Rainko:

RESOLUTION NUMBER 14-2026
FIFTH RESOLUTION CONFIRMING SPECIAL ASSESSMENT ROLL
FOR BRIGGS LAKE WEED CONTROL IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT

WHEREAS, pursuant to Act 188, Public Acts of Michigan, 1954, as amended, a public hearing was held on the 18th day of March, 2026, to hear and consider objections to the special assessment roll made to assess all of the cost of the Briggs Lake Weed Control Improvements (the "Improvements") to properties in the Briggs Lake Weed Control Improvements Special Assessment District (the "District"); and

WHEREAS, the special assessment roll has been presented to the Board and the Board has determined that the special assessment roll should be confirmed.

NOW, THEREFORE, BE IT RESOLVED as follows by the Township Board of Green Oak Charter Township, Livingston County, Michigan, as follows:

1. The estimated cost of the Improvements in the amount of $97,923.00 and the share of the District in the amount of $97,923.00 are hereby ratified and confirmed.

2. The Briggs Lake Weed Control Improvements Special Assessment Roll (the "Roll") assessing the sum of $97,923.00 against 111 parcels in the District is ratified, confirmed and adopted.

3. A special assessment made on the Roll, or any installment of a special assessment, may be paid in full without interest on or before May 1, 2026.

4. All amounts not so paid on or before May 1, 2026, shall be payable in five (5) annual installments of principal that shall be billed on December 1 as part of the annual winter tax bill in each of the years 2026 through 2030.

5. That portion of any assessment not paid on or before May 1, 2026, shall bear interest until paid from May 2, 2026, at a rate of 5%. Interest shall be billed annually on December 1 and payable as provided by law. If any installment is not paid when due, then such installment shall be deemed to be delinquent and there shall be collected thereon, in addition to the interest specified above, a penalty at the rate of 1% for each month or fraction thereof that such installment remains unpaid before being reported to the Board for reassessment upon the Township tax roll.

6. The Clerk is hereby directed to attach his warrant as required by law to the Roll and to direct the Roll, with his warrant attached, to the Treasurer. The Treasurer shall thereupon collect the special assessments in accordance with the terms of this resolution, the warrant and the statutes of the State of Michigan.

7. Any unpaid installment of an assessment may be paid in full at any time with interest accrued through the month in which the payment is made.

[Remainder of page intentionally left blank]

8. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

A roll-call vote on the foregoing resolution was taken and was as follows:

YEAS: Randall Brake, Tracey Edry, Daniel Rainko, James Tuthill, Tricia Wiggle-Bazzy, Michael Sedlak, Mark St. Charles

NAYS: None

ABSTENTIONS: None

The Resolution was declared adopted.

BY ORDER OF THE TOWNSHIP BOARD,

Mark St. Charles, Supervisor

Michael H. Sedlak, MiPMC, CMC
Clerk

CLERK'S CERTIFICATE

STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Clerk of Green Oak Charter Township, Livingston County, Michigan, do hereby certify that the foregoing is a true and complete copy of proceedings taken at a regular meeting of the Township Board, held on March 18, 2026, the original of which is on file in my office. I further certify that notice of said meeting was given in accordance with the provisions of the open meetings act, MCL 15.261 *et. seq.*, as amended.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 18th day of March, 2026.

Michael H. Sedlak, MiPMC, CMC

Units	Parcel #	Property Address	Owner's Name/Mailing Address	Legal Description	Total Assessment
RIPIRIAN PARCELS-87					
1	4716-03-100-002	6262 BRIGGS LAKE RD	PARK, NICHOLAS & GEER, ALLYSON 6262 BRIGGS LAKE DR BRIGHTON, MI 48116	SEC 3 T1N R6E BEG W 1/4 COR, TH N 380.2 FT, TH N 74*E 160 FT, TH N11*W 10.2 FT, N71*E 242.5 FT, TH N24*W 221.8 FT, TH N73*E 75.275 FT FOR POB, TH N73*E 75.275 FT, TH S42*E 200.5 FT, TH S60*W 106.17 FT, TH NLY TO BEG	$1,069.00
1	4716-03-100-003	6280 BRIGGS LAKE RD	WORTLEY, STEVEN D & AIMEE E 6280 BRIGGS LAKE RD BRIGHTON. MI 48116	SEC 3 T1N R6E COM W 1/4 COR, TH N 380.2 FT, TH N74*E 160 FT, TH N11*W 10.2 FT, TH N71*E 242.5 FT, TH N24*W 221.8 FT FOR POB, TH N73*E 75.275 FT, TH S42*E 200.5 FT, TH S60*W 106.17 FT, TH N'LY TO POB	$1,069.00
1	4716-03-100-004	6250 BRIGGS LAKE RD	MANNS, DICKSON & JOANNE TRUSTEES 6250 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC. 3 T1N, R6E, R BEG. N 389.65 FT. N 75* E 354.1 FT. N 59* 59' E 266.5 FT. FROM W 1/4 COR. OF SEC., N 42* 45' W 201.67 FT, N 39*13'E 107.5 FT, S 52*23'4"E 223.56 FT, S 45* 1' W 108.73 FT., S 59* 59' W 36.1 FT. TO BEG. SEC. .619A	$1,069.00
1	4716-03-100-005	6240 BRIGGS LAKE RD	SCHULZ, NEIL & CLARISSA 6240 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC. 3 T1N, R6E, R BEG. N 389.65 FT. N 75* E 354.1 FT. N 59* 59'E 302.6 FT & N 45*1'E 108.73 FT FROM W 1/4 COR OF SEC, N 52*23'4"W 223.56 FT, N 39*13'E 107.5 FT, S 60* 58' 55" E 241.93 FT., S 45* 1' W 144.83 FT. TO BEG. .661A	$1,069.00
1	4716-03-100-008	6200 BRIGGS LAKE RD	LALONDE,ALEXANDER&MCQUATERS,ASHLEY 6200 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC 3 T1N R6E BEG N 389.65 FT, TH N75*E 354.1 FT, TH N59*59'E 302.6 FT, TH N45*1'E 373.56 FT, TH N2*12'W 137.5 FT, TH N75*23'02"W 251.05 FT FROM W 1/4 COR TH S75*23'02"E 251.05 FT, TH N2*12'W 70 FT, TH N23*16'W 34.62 FT, TH N80*39'W 217 FT, TH SW'LY 80 FT TO POB CORRECTED LEGAL PER L2334 P0510 (7-6-2017 RCB)	$1,069.00
1	4716-03-100-047	6190 BRIGGS LAKE RD	ROCK, RYAN 6190 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC 3 T1N R6E BEG N 389.65 FT & N 75*E 354.1 FT & N 59*E 302.6 FT & N 45*E 373.56 FT & N 2*W 207.5 FT & N 23*W 34.62 FT FROM W 1/4, TH N 79*W 218.55 FT, TH N 8*E 75.8 FT, TH N 86*E 150 FT, TH S 23*E 136.2 FT TO POB, .0429AC M/L	$1,069.00
1	4716-03-100-048	6176 BRIGGS LAKE RD	GRINNELL, DAVID & MARILYN 6176 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC 3 T1N R6E BEG N 389.65 FT & N 75*E 354.1 FT & N 59*E 302.6 FT AND N 45*E 373.56 FT & N 2*W 207.5 FT & N 23*W 170.66 FT FROM W 1/4, TH S 86*W 150 FT, TH N 8*E 69.2 FT, TH N 16*W 23.5 FT, TH N 82*E 128.17 FT, TH S 8*E 83.8 FT, TH S 23*E 17.8 FT TO POB, .0273 AC M/L	$1,069.00
1	4716-03-100-011	6166 BRIGGS LAKE RD	EHNIS, RICHARD 6166 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC 3 T1N R6E BEG N 389.65 FT & N 75*E 354.1 FT & N 59*E 302.6 FT AND N 45*E 373.56 FT & N 2*W 207.5 FT & N 23*W 188.62 FT & N 8*W 83.8 FT FROM W 1/4, TH S 82*W 128.17 FT, TH N 16*W 71.5 FT, TH N 76*E 131.14 FT, TH S 19*E 39.67 FT, TH S 8*E 45 FT TO POB, .234AC M/L	$1,069.00
1	4716-03-100-012	6156 BRIGGS LAKE RD	HERMAN, WILLIAM 960 NEWPORT RD ANN ARBOR, MI 48103	SEC 3 T1N R6E BEG N64*E 10 FT & S22*E 77.08 FT FROM SE COR OF SUPERVISORS PLAT OF RICHARDS SUB, TH S22*E 18.16 FT, TH S20*E 58.92 FT, TH S76*W 130.25 FT, TH N16*W 65 FT, TH N70*E 124.8 FT TO POB	$1,069.00
1	4716-03-100-035	6215 BRIGGS LAKE RD	ZIELINSKI TRUST, D 6632 TELEGRAPH RD SUITE 227	COMM AT THE W 1/4 COR OF SEC 3, T1N R6E SAID COR BEING A DISTANT 2756.36 FT S 01-56-49 W FROM THE NW COR OF SAID SEC 3; TH N 01-56-49 E 808.30 FT ALG THE WEST LINE OF SAID SEC 3; TH S 88-03-11 E 786.30 TO THE POB; TH N 59-06-27	$1,069.00

Units	Parcel #	Property Address	Owner's Name/Mailing Address	Legal Description	Total Assessment
			BLOOMFIELD HILLS, MI 48301	W 241.93 FT; TH N 18-19-42 E 175.00 FT; TH S 73-23-11 E 251.05 FT; TH THE FOLLOWING TWO COURSES ALG THE CENTERLINE OF BRIGGS LAKE RD (10 FT WIDE 1/2 ROW): (1) S 00-12-19 E 137.50 FT, AND (2) S 47-30-32 W 120.00 FT ALG THE NORTHERLY LINE OF "ORCHARDS VIEW COLONY SUBDIVISION" TO THE POB. BEING A PART OF THE NW 1/4 OF SEC 3, T1N, R6E CONT 1.29 ACS M/L (PARCEL "A") INC COMM AT THE NW COR OF SEC 3 T1N, R6E SAID COR BEING A DISTANT 0.43 FT S 01-56-49 W FROM THE AMENDED NW COR OF SAID SEC 3; TH S 01-56-49 W 150.30 FT ALG THE WEST LINE OF SAID SEC 3 TO A POINT ON THE SOUTH LINE OF GRAND RIVER AVE (100 FT WIDE ROW)SAID PT BEING DISTANT 2606.06 FT N 01-56-49 E FROM THE WEST 1/4 COR OF SAID SEC 3; TH THE FOLLOWING FOUR COURSES ALG THE BOUNDARY OF "SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION"(1) S 80-27-46 E 574.87 FT, (2) S 13-01-58 W 130.42 FT, (3) S 06-11-20 W 173.67 FT, (4) S 02-45-25 E 370.51, AND (5) S 26-54-26 E 168.64 FT TO THE POB OF THE PARCEL TO BE DESC; TH S 84-59-49 E 292.69 FT, TH S 18-17-46 E 341.00 FT ALG THE BOUNDARY OF "HIDDEN SHORES CONDOMINIUM EAST" AND THE BOUNDARY OF LAKE FORESR TRAILS CONDOMINIUM; TH CONT ALG SAID BOUNDARY OF "LAKE FOREST TRAILS CONDOMINIUM" S 84-59-49 E 267.29 FT; TH S 42-41-10 W 641.32 FT; TH THE FOLLOWING TWO COURSES ALG THE BOUNDARY OF "ORCHARD VIEW COLONY SUBDIVISION"(1) N 87-15-59 W 18.00 FT, AND (2) N 07-49-27 W 13.00 FT; TH THE FOLLOWING THREE COURSES ALG THE EASTERLY LINE OF A 20 FT WIDE PRIVATE RD: (1) N 00-12-19 W 212.74 FT, (2) N 21-16-19 W 189.15 FT, AND (3) N 06-09-19 W 116.31 FT; TH N 84-59-49 W 10.19 FT; TH ALG THE CENTERLINE OF SAID 20 FT WIDE PRIVATE RD THE FOLLOWING THREE COURSES: (1) N06-09-19 W 9.19 FT, (2) N 17-13-19 W 98.54 FT AND (3) N 19-54-19 W 95.24 FT TH THE FOLLOWING TWO COURSES ALG THE BOUNDARY OF SAID "SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION:" (1) N 66-49-41 E 10.02 FT, AND (2) N 26-54-13 W 143.53 FT ALG THE EASTERLY LINE OF BRIGGS LAKE RD TO THE POB. BEING A PART OF THE NW 1/4 OF SEC 3, T1N R6E CONT 5.12 ACS M/L (PARCEL"B") COMBINED FROM 16-03-100-006 AND 16-03-100-024. LEGAL DESCRIPTION CORRECTED (02/06/13) SG	
1	4716-03-100-046	6320 BALDWIN CIR	ZIELINSKI TRUST, D & JOHN 6632 TELEGRAPH #227 BLOOMFIELD HILLS, MI 48301	PROPOSED PARCEL 'A' (COMBINATION OF PARCELS 16-04-203-085 & 16-03-100-001): LOT 88 AND PART OF LOT 87 OF "ISLAND LAKE COLONY SUB'N", TOWNSHIP 1 NORTH, RANGE 6 EAST, GREEN OAK TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 9, PAGES 56-58, LIVINGSTON COUNTY RECORDS, AND ALSO PART OF THE NORTHWEST 1/4 OF SECTION 3, T. 1N., R. 6 E., GREEN OAK TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, ALL BEING DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 3, SAID WEST LINE ALSO THE BEING THE EAST LINE OF SAID "ISLAND LAKE COLONY SUB'N", BEING DISTANT NOO'04'20"E 389.65 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 3; THENCE CONTINUING ALONG SAID WEST LINE, N00'04'20"E 88.54 FEET; THENCE S35'40'46"W 60.10 FEET ALONG THE NORTH LINE OF PUBLIC ALLEY, (15' WIDE); THENCE N0T57'13"W 134.50 FEET; THENCE N51 '44'46"E 68.54 FEET TO REFERENCE POINT 'A'; THENCE N00'04120"E 6.8 FEET, MORE OR LESS TO THE SHORE OF BRIGGS LAKE; THENCE ALONG SAID SHORE EASTERLY AND NORTHEASTERLY 128 FEET, MORE OR LESS; THENCE 510'48'31"E 12.0 FEET, MORE OR LESS, TO REFERENCE POINT 'B', SAID POINT BEING DISTANT N64'40'56"E 124.62 FEET FROM SAID REFERENCE POINT 'A'; THENCE CONTINUING S1O'48'31"E 232.00 FEET; THENCE S75'23'29"W 161.65 FEET TO A POINT ON SAID WEST LINE OF SAID SECTION 3 AND TO THE POINT OF BEGINNING, CONTAINS 0.87 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD. INC PROPOSED PARCEL 'B' (COMBINATION OF PARCEL 16-03-102-028 & 10' PRIVATE ROAD): LOT 27 AND 10' PRIVATE ROAD ADJACENT TO THE SAME OF "ORCHARD—VIEW COLONY SUBDIVISION", TOWNSHIP 1 NORTH, RANGE 6 EAST, GREEN OAK TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS RECORDED IN LIBER 7, PAGES 38-39, LIVINGSTON COUNTY RECORDS, ALL DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE N8812'31"W 129.05 FEET ALONG THE SOUTH LINE OF SAID LOT TO A POINT ON THE WEST LINE OF SAID "ORCHARD—VIEW COLONY SUBDIVISION"; THENCE ALONG SAID WEST LINE NOO'04'20"E 79.78 FEET; THENCE N7523'29"E 161.65 FEET; THENCE 500'04'20"W 107.11 FEET TO THE POINT OF BEGINNING. CONTAINS 0.29 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS, OR RESTRICTIONS OF RECORD. 4716-03-100-001 & 4716-04-203-085 (SURVEY GREENTECH ENGINEERING 10-9-17) COMBINATION	$1,069.00
1	4716-03-101-003	6036 BRIGGS LAKE RD	TODD, LARRY & BARBARA	SEC 3 T1N R6E SUPERVISOR'S PLAT OF RICHARDS SUB LOTS 3 & 4	$1,069.00

Units	Parcel #	Property Address	Owner's Name/Mailing Address	Legal Description	Total Assessment
			6036 BRIGGS LAKE RD BRIGHTON, MI 48116		
1	4716-03-101-005	6044 BRIGGS LAKE RD	MILLER, GREGORY S 6044 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC. 3 T1N, R6E, SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION LOT 5	$1,069.00
1	4716-03-101-006	6048 BRIGGS LAKE RD	ZEBIB,HUSSEIN LILA 8218 PICKERING PL. WESTLAND, MI. 48185	SEC. 3 T1N, R6E, SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION LOT 6	$1,069.00
1	4716-03-101-008	6056 BRIGGS LAKE RD	GENTRY TRUST, KEVIN SCOTT 6056 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC 3 T1N R6E SUPERVISOR'S PLAT OF RICHARDS SUB LOT 8	$1,069.00
1	4716-03-101-009	6060 BRIGGS LAKE RD	RUTILA, GRANT & WASHBURN, GLENNA TR 18531 E CHELTON DR FRANKLIN, MI 48025	SEC. 3 T1N, R6E, SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION LOT 9	$1,069.00
1	4716-03-101-010	6064 BRIGGS LAKE RD	BOLGER, MATT & MAUREEN 3420 DONAMERE DR LANSING, MI 48906	LOT 10 AND PART OF LOT 11 OF "SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION", AS RECORDED IN LIBER 3 OF PLATS, PAGE 30, LIVINGSTON COUNTY RECORDS, BEING PART OF THE NORTHWEST 1/4 OF SECTION 3, T1N-R6E, GREEN OAK TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 10; THENCE ALONG THE EASTERLY LINE OF LOT 10 AND PART OF LOT 11 AND THE WESTERLY LINE OF BRIGGS LAKE DRIVE (PLATTED LAKE VIEW DRIVE – 20 FEET WIDE), S 43°23'00" E, 37.48 FEET; THENCE S 42°15'43" W, 132.97 FEET, TO TRAVERSE POINT "C"; THENCE CONTINUING S 42°15'43" W, 7 FEET, MORE OR LESS, TO THE WATER'S EDGE OF BRIGGS LAKE; THENCE NORTHWESTERLY ALONG THE WATER'S EDGE OF BRIGGS LAKE, 34 FEET, MORE OR LESS; THENCE ALONG THE NORTHERLY LINE OF LOT 10, N 40°16'48" E, 10 FEET, MORE OR LESS, TO TRAVERSE POINT "E", BEING N 50°25'42" W, 32.66 FEET, ALONG AN INTERMEDIATE TRAVERSE LINE, FROM TRAVERSE POINT "C"; THENCE CONTINUING ALONG THE NORTHERLY LINE OF LOT 10, N 40°16'48" E, 137.43 FEET, TO THE POINT OF BEGINNING, CONTAINING 5087 SQUARE FEET OR 0.12 ACRES, MORE OR LESS, AND INCLUDING THE USE OF BRIGGS LAKE DRIVE (PLATTED LAKE VIEW DRIVE – 20 FEET WIDE). ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD. BOUNDARY CHANGE 10/23/2017 PER BOSS ENGINEERING SURVEY JOB # 17-306-1 (10/6/17)	$1,069.00
1	4716-03-101-015	6084 BRIGGS LAKE RD	KAROLEFF, KENNETH 6084 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC 3 T1N R6E SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION LOT 15	$1,069.00
1	4716-03-101-016	6088 BRIGGS LAKE RD	MCDONNELL, SHEILA 6088 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC 3 T1N R6E SUPERVISOR'S PLAT OF RICHARDS SUB LOT 16	$1,069.00
1	4716-03-101-017	6092 BRIGGS LAKE RD	SNYDER, SARAH LOUISE 6092 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC. 3 T1N, R6E, SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION LOT 17	$1,069.00
1	4716-03-101-018	6096 BRIGGS LAKE RD	SCHEFFLER, JESSES & SARA 6096 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC. 3 T1N, R6E, SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION LOT 18	$1,069.00

Assessment Roll for Briggs Lake 2026 Weed Control SAD

Units	Parcel #	Property Address	Owner's Name/Mailing Address	Legal Description	Total Assessment
1	4716-03-101-019	6100 BRIGGS LAKE RD	MILLER, GREGORY S 6044 BRIGGS LAKE DR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION LOT 19	$1,069.00
1	4716-03-101-021	6110 BRIGGS LAKE RD	CHRISTENSEN, KENNETH D & CHRISTINE PO BOX 127 BRIGHTON, MI 48116	SEC 3 T1N R6E SUPERVISOR'S PLAT OF RICHARDS SUB, LOTS 20 & 21	$1,069.00
1	4716-03-101-027	6132 BRIGGS LAKE RD	SHOULDERS, CHARLES & PAULA 6132 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC. 3 T1N, R6E, SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION LOT 27	$1,069.00
1	4716-03-101-028	6138 BRIGGS LAKE RD	PAQUETTE, MAURICE A 6138 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC. 3 T1N, R6E, SUPERVISOR'S PLAT OF RICHARDS SUBDIVISION LOT 28	$1,069.00
1	4716-03-101-029	6144 BRIGGS LAKE RD	SANDELIN, JAMES R & PAMELA F 6144 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC 3 T1N R6E SUPERVISOR'S PLAT OF RICHARDS SUB, LOT 29, ALSO A PARCEL OF LAND DESC AS BEG N 64*E 10 FT FROM SE COR OF LOT 29 OF SAID SUB, TH S 22*06'30"E 77.08 FT, TH S 70*W 124.8 FT, TH N 16*W 65 FT, TH N 64*E 118.7 FT TO BEG	$1,069.00
1	4716-03-101-034	6116 BRIGGS LAKE RD	SILLS, MICHAEL & EDITA 6116 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC 3 T1N R6E SUPERVISORS PLAT OF RICHARDS SUB, LOTS 22-23-24	$1,069.00
1	4716-03-101-035	11210 GRAND RIVER AVE	LIKE TRUST, JEAN C 48263 BOARDWALK MACOMB, MI 48044	SEC 3 T1N R6E SUPERVISOR'S PLAT OF RICHARD'S SUB, LOTS 1,2 & 30, COMBINED LOTS 1-84	$1,069.00
1	4716-03-101-036	6072 BRIGGS LAKE RD	WATSON, PAUL & KAREN 6072 BRIGGS LAKE RD BRIGHTON, MI 48116	LOTS 12, 13, 14 AND PART OF LOT 11 OF “SUPERVISOR’S PLAT OF RICHARDS SUBDIVISION”, AS RECORDED IN LIBER 3 OF PLATS, PAGE 30, LIVINGSTON COUNTY RECORDS, BEING PART OF THE NORTHWEST 1/4 OF SECTION 3, T1N-R6E, GREEN OAK TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 10; THENCE ALONG THE EASTERLY LINE OF LOT 10 AND PART OF LOT 11 AND THE WESTERLY LINE OF BRIGGS LAKE DRIVE (PLATTED LAKE VIEW DRIVE – 20 FEET WIDE), S 43°23’00” E, 37.48 FEET, TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, THENCE CONTINUING ALONG THE WESTERLY LINE OF BRIGGS LAKE DRIVE AND THE EASTERLY LINE OF LOTS 11, 12, 13 AND 14, S 43°23’00” E, 130.78 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 14; THENCE ALONG THE SOUTHERLY LINE OF LOT 14, S 47°18’43” W, 139.27 FEET, TO TRAVERSE POINT “A”, BEING AT THE WATER’S EDGE OF BRIGGS LAKE; THENCE NORTHWESTERLY ALONG THE WATER’S EDGE OF BRIGGS LAKE, N 40°56’03” W, 90.57 FEET, TO TRAVERSE POINT “B”, BEING AT THE WATER’S EDGE OF BRIGGS LAKE; THENCE NORTHWESTERLY ALONG THE WATER’S EDGE OF BRIGGS LAKE, 29 FEET, MORE OR LESS; THENCE N 42°15’43” E, 7 FEET, MORE OR LESS, TO TRAVERSE POINT “C”, BEING N 37°57’41” W, 28.63 FEET, ALONG AN INTERMEDIATE TRAVERSE LINE, FROM TRAVERSE POINT “B”; THENCE CONTINUING N 42°15’43” E, 132.97 FEET, TO THE POINT OF BEGINNING, CONTAINING 17,121 SQUARE FEET OR 0.39 ACRES, MORE OR LESS, AND INCLUDING THE USE OF BRIGGS LAKE DRIVE (PLATTED LAKE VIEW DRIVE – 20 FEET WIDE). ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD. BOUNDARY CHANGE 10/23/2017 PER BOSS ENGINEERING SURVEY JOB # 17-306-1 (10/6/17)	$1,069.00

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1	4716-03-101-038	6128 BRIGGS LAKE RD	GIBSON, JAMES & KAREN LAMB-GIBSON 650 PINELLAS POINT DR S #120 SAINT PETERSBURG, FL 33705	SEC 3 T1N R6E SUPERVISORS PLAT OF RICHARDS SUB LOT 25 & 26 COMBINED 4716-03-101-022 & -026 (5/2004)	$1,069.00
1	4716-03-102-002	6290 BRIGGS LAKE RD	HARDEN, STEPHANIE 6290 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 2	$1,069.00
1	4716-04-200-002	11184 GRAND RIVER AVE	CHRISTENSEN, KENNETH & CHRISTINE & 10980 GRAND RIVER AVE BRIGHTON, MI 48116	SEC. 4 T1N, R6E, R BEG. N.W. COR. OF SUPERVISOR'S PLAT OF RICHARDS SUB THENCE N 83* 30' W 35.0 FT., S 14* 13' W 117.85 FT., S 42* 23' W 163 FT., S 45* 52' E 226 FT. TO W LINE OF PLAT THENCE N'LY. ALONG WEST LINE TO BEG.	$1,069.00
1	4716-04-200-003	11172 GRAND RIVER AVE	KENNEDY, JAMES & RITA 41133 CRABTREE LN PLYMOUTH, MI 48170	SEC 4 T1N R6E BEG N83*W 35 FT, S14*W 117.85 FT, S42*W 134 FT FROM NW COR OF SUP PLAT OF RICHARD'S SUB, TH S42*W 29 FT, N57*W 48.7 FT ON TRAVERSE ON SHORE OF BRIGGS LK, TH N47*E 69 FT, S42*E 36.4 FT, S47*W 25.8 FT, S42*E 7.5 FT TO BEG. 0.15 AC	$1,069.00
1	4716-04-200-004	11166 GRAND RIVER AVE	KENNEDY, JAMES & RITA WALKER 41133 CRABTREE LN PLYMOUTH, MI 48170	SEC 4 T1N R6E BEG N83*30'W 35 FT, TH S14*13'W 117.85 FT, TH S42*23'W 163 FT, TH N57*59'W 48.7 FT FROM NW COR SUPERVISORS PLAT OF RICHARD'S SUB, TH N57*59'W 35.6 FT ON TRAVERSE ON SHORE BRIGGS LAKE, TH N47*55'E 79 FT, TH S42*05'E 34.05 FT, TH S47*55'W 69 FT TO BEG .16 AC M/L	$1,069.00
1	4716-04-200-006	11136 GRAND RIVER AVE	STERNETT, MYRON A 11136 GRAND RIVER AVE BRIGHTON, MI 48116	SEC. 4 T1N, R6E, R COM. ON E & W 1/8 LINE OF NE FRL 1/4 350 FT. W OF E LINE OF SEC. 4, THENCE W 100 FT. ALONG 1/8 LINE, THENCE N TO CEN. OF GRAND RIVER, THENCE S 82* 30', E 95 FT. IN CEN. OF ROAD TO A POINT 350 FT. W OF E LINE OF SEC., THENCE S TO BEG. 3A	$1,069.00
1	4716-04-200-007	GRAND RIVER AVE	BRESLIN P. & KAPCOE D. TRUST 11122 GRAND RIVER AVE BRIGHTON, MI 48116	SEC. 4 T1N, R6E, R BEG. 445 FT. W OF INTERSECTION OF E/L SEC. AND GRAND RIVER ROAD THENCE W ALONG CEN. OF GRAND RIVER 100 FT., THENCE S TO S LINE OF N PART OF NE FRL 1/4 THENCE E ALONG S'LY LINE TO POINT 450 FT. W OF E SEC. LINE THENCE N TO BEG. 3A	$1,069.00
1	4716-04-200-008	11100 GRAND RIVER AVE	BOLLERUD, ROBERT & PAMELA 11100 GRAND RIVER AVE BRIGHTON, MI 48116	SEC. 4 T1N, R6E, R BEG. S. 20 FT. AND S. 84* 14' E. 623.6 FT. FROM N.W. COR. OF NE 1/4 OF NE 1/4 OF SEC., S. 84* 14' E. 153.4 FT., S. 2* 6' W. 212.5 FT., S. 69* 27' W. 135 FT., N. 2* 59' W. 264.5 FT. TO BEG.	$1,069.00
1	4716-04-200-010	11000 GRAND RIVER AVE	HEXIMER, LANCE S & KATHLEEM A 11000 GRAND RIVER AVE BRIGHTON, MI 48116	SEC. 4 T1N, R6E, COM. 19.8 FT. S FROM NW COR. OF E 1/2 OF NE FRL 1/4 SEC., S 88* 40' E 215.7 FT., S TO S LINE OF NE 1/4 OF NE FRL 1/4 THENCE W 215.7 FT. TO N & S 1/8 LINE THENCE N ON N & S 1/8 LINE THENCE N 3* 35' W 124.4 FT., N 345.5 FT. E 7.8 FT. TO BEG. 2A	$1,069.00
1	4716-04-200-011	10980 GRAND RIVER AVE	CHRISTENSEN, KENNETH & CHRISTINE 10980 E GRAND RIVER AVE BRIGHTON, MI 48116	SEC. 4 T1N, R6E, R BEG. 7.80 FT. W FROM NE COR. OF NW 1/4 OF NE 1/4 THENCE S 344.9 FT., S 3* 35' W 124.4 FT. TO BRIGGS LAKE THENCE S 46* 45' W 100 FT., N 21* 25' W 120 FT. N 426.46 FT., E 100 FT. TO BEG. 0.98A	$1,069.00
1	4716-04-200-020	6215 ACADEMY DR	FREDERIKSEN, PIA 6215 ACADEMY DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, R COM. 198 FT. N OF SE COR. OF NW 1/4 OF NE FRL 1/4, THENCE N 214.5 FT., W 376.1 FT. TO CEN. LINE OF ACADEMY DR, TH S 16*52'E 137.5 FT, TH S 26*30'E 92 FT, TH E TO POB, EXC NLY 60 FT THEREOF	$1,069.00
1	4716-04-200-021	6249 ACADEMY DR	JEWETT, LORI J 6249 ACADEMY DR BRIGHTON, MI 48116	SEC 4 T1N R6E BEG 151 FT N FROM SE COR OF NW1/4 OF NE1/4, TH W 244 FT, TH N11*W 9.3 FT IN C/L ACADEMY DR, TH N16*W 38.4 FT IN C/L, TH E 258.6 FT, TH S 47 FT TO BEG. 0.25 AC.	$1,069.00
1	4716-04-200-022	6253 ACADEMY DR	JSG INVESTMENT COMPANY LLC 4500 SWARTHOUT ROAD	SEC 4 T1N R6E BEG 99 FT N OF SE COR OF E 30 RDS OF NW1/4 OF NE1/4 OF SEC, W 230.2 FT TO CEN OF HWY, N11*W 53.7 FT, E 244.93 FT, S 52 FT TO BEG.	$1,069.00

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			PINCKNEY, MI 48169		
1	4716-04-200-031	6201 ACADEMY DR	CINGEL, DEREK & HENDERSON CONNOR TAYLOR 6201 ACADEMY DR BRIGHTON, MI 48116	SEC 4 T1N R6E N'LY 60 FT OF FOLLOWING PAR, COM 198 FT N OF SE COR OF NW 1/4 OF NE FRL 1/4, TH N 214.5 FT, TH W 376.1 FT TO C/L ACADEMY DR, TH S16*52'E 137.5 FT, TH S26*30'E 92 FT, TH E TO POB .2 AC M/L	$1,069.00
1	4716-04-200-033	11154 GRAND RIVER AVE	MCCLUMPHA, HURD 11018 BISHOP HWY LANSING, MI 48911	SEC 4 T1N R6E BEG N 83*W 35 FT, TH S 14*W 117.85 FT, TH S 42*W 163 FT & N 57*W 120.6 FT FROM NW COR OF SUPERVISORS PLAT OF RICHARDS SUB FOR POB, TH N 57*W 46.9 FT ALONG SHORE OF BRIGGS LAKE, TH N 16*E 99.1 FT, TH S 46*E 96.5 FT, TH S 47*W 89 FT TO POB, SPLIT FROM 005, 4-83, PARCEL D	$1,069.00
1	4716-04-200-035	11144 GRAND RIVER AVE	CHRISTENSEN, KEN & CHRIS & THIBODEA 10980 GRAND RIVER BRIGHTON, MI 48116	SEC 4 T1N R6E BEG S LN GRAND RIVER, TH N83*W 35 FT FROM NW COR OF RICHARDS SUB, TH N83*W 240 FT TO POB, TH N83*W 75 FT, TH S1*W 176.8 FT, TH S76*E 40 FT, TH N16*E 99 FT, TH S56*E 60 FT, TH N25*W 130 FT TO POB SPLIT 4/83 FROM 001	$1,069.00
1	4716-04-200-041	6153 ACADEMY DR	GOLDER TRUST, KURT M 6153 ACADEMY DR. BRIGHTON, MI 48116	SEC 4 T1N R6E COM NE COR, TH N88*55'23"W 1810.96 FT, TH S2*22'W 721.43 FT FOR POB, TH N88*41'16"E 330.27 FT, TH N88*41'16"E 23 FT, TH S'LY ALG WATERS EDGE 127 FT, TH S88*41'16"W 10 FT, TH S88*41'16"W 330.82 FT, TH N2*22'E 125.86 FT TO POB 1 AC M/L SPLIT 6/94 FROM 012	$1,069.00
1	4716-04-200-042	6071 ACADEMY DR	WAGNER, TYLER & DARRIN 6071 ACADEMY DR BRIGHTON, MI 48116	SEC 4 T1N R6E COM NE COR, TH N88*55'23"W 1810.96 FT, TH S2*22"W 447.03 FT FOR POB, TH N87*42'22"E 402.8 FT, TH S0*13'57"W 3.18 FT, TH S17*55'16"E 110 FT, TH S17*55'16"E 7 FT, TH SW'LY ALG WATERS EDGE 195 FT, TH S88*41'16"W 23 FT, TH S88*41'16"W 330.27 FT, TH N2*22'E 274.4 FT TO POB 2.59 AC M/L SPLIT 6/94 FROM 012	$1,069.00
1	4716-04-200-046	11032 GRAND RIVER AVE	TURKEWYCZ, JULIAN 11034 GRAND RIVER AVE BRIGHTON, MI 48116	COMM AT THE NE COR OF SEC 4, T1N R6E; TH N 88-54-22 W 1079.46 FT ALG THE NORTH LINE OF SAID SEC; TH S 00-17-00 W 22.39 FT FOR A PLACE OF BEG; TH S 84-14-00 E 139.07 FT; TH S 00-17-00 W 305.00 FT TO REFERENCE POINT "B", A POINT ON A SHORE LINE REFERENCE TRAVERSE LINE; TH CONT S 00-17-00 W 6 FT, M/L TO THE SHORE LINE OF BRIGGS LAKE; TH NORTHWESTERLY 140 FT, M/L ALG SAID SHORELINE; TH N 00-17-00 E 1 FOOT, M/L TO REFERENCE POINT "A", A POINT ON SAID SHORELINE REFERENCE TRAVERSE LINE THAT LIES DISTANT N 88-21-21 W 138.47 FT FROM AFORESAID POINT "B"; TH CONT N 00-17-00 E 315.00 FT TO THE PLACE OF BEG.CONT 1.00 AC M/L SPLIT ON 10/21/2015 FROM 4716-04-200-009, 4716-04-200-026 & 4716-04-200-030	$1,069.00
1	4716-04-200-047	11044 GRAND RIVER AVE	TURKEWYCZ, JULIAN 11034 GRAND RIVER BRIGHTON, MI 48116	COMM AT THE NE COR OF SEC 4, T1N, R6E; TH N 88-54-22 W 1079.46 FT ALG THE NORTH LINE OF SAID SED; TH S 00-17-00 W 22.39 FT; TH S 84-14-00 E 139.07 FT FOR A PLACE OF BEG; TH CONT S 84-14-00 E 85.37 FT; TH S 00-02-14 W 300.00 FT TO REFERENCE POINT "C", A POINT ON A SHORE LINE REFERENCE TRAVERSE LINE; TH CONTS 00-02-14 W 10 FT, M/L TO THE SHORE LINE OF BRIGGS LAKE; TH NORTHWESTERLY 87 FT, M/L ALG SAID SHORELINE; TH N 00-17-00 E 6 FT, M/L TO REFERENCE POINT "B", A POINT ON SAID SHORELINE REFERENCE TRAVERSE LINE THAT LIES DISTANT N 87-37-20 W 86.33 FT FROM AFORESAID POINT "C"; TH CONT N 00-17-00 E 305.00 FT TO THE PLACE OF BEGINNING; CONT 0.6 ACS M/L LAND DIVISION ON 10/21/2015 FROM 4716-04-200-009, 4716-04-200-026, 4716-04-200-030;	$1,069.00
1	4716-04-200-048	11034 GRAND RIVER AVE	TURKEWYCZ, JULIAN 11034 GRAND RIVER BRIGHTON, MI 48116	COMM AT THE NORTHEAST COR OF SEC 4, T1N, R6E; TH N 88-54-22 W 1078.46 FT ALG THE NORTH LINE OF SAID SEC; TH S 00-17-00 W 22.39 FT; TH S 84-14-00 E 224.44 FT FOR A PLACE BEG; TH CONT S 84-14-00 E 96.48 FT; TH S 00-02-14 W 285.00 FT TO REFERENCE POINT "D", A POINT ON A SHORE LINE REFERENCE TRAVERSE LINE; TH CONT S 00-02-14 W 10 FT, M/L TO THE SHORE LINE OF BRIGGS LAKE; TH SOUTHWESTERLY 96 FT, M/L ALG SAID SHORELINE; TH N 00-02-14 E 10 FT, M/L TO REFERENCE POINT "C", A POINT ON SAID SHORELINE REFERENCE TRAVERSE LINE THAT LIES DISTANT S 86-50-12 W 96.15 FT FROM AFORESAID POINT "D"; TH CONT N 00-02-14 E 300.00 FT TO THE PLACE OF BEGINNING. CONT 0.7 ACS M/L LAND DIVISION ON 10/21/2015 FROM 4716-04-200-009, 4716-04-200-026, 4716-04-200-030;	$1,069.00

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1	4716-04-200-049	GRAND RIVER AVE	TURKEWYCZ, JULIAN 11034 GRAND RIVER BRIGHTON, MI 48116	COMM AT THE NS COR OF SEC 4, T1N, R6E; TH N 88-54-22 W 1079.46 FT ALG THE NORTH LINE OF SAID SEC; TH S 00-17-00 W 22.39 FT; TH S 84-14-00 E 320.92 FT FOR A PLACE OF BEGINNING; TH CONT S 84-14-00 E 88.44 FT; TH S 00-02-14 W 264.50 FT TO REFERENCE POINT "E", A POINT ON A SHORE LINE REFERENCE TRAVERSE LINE; TH CONT S 00-02-14 W 6 FT, M/L TO THE SHORE LINE OF BRIGGS LAKE; TH SOUTHWESTERLY 89 FT, M/L ALG SAID SHORELINE; TH N 00-02-14 E 10 FT, M/L TO REFERENCE POINT "D", A POINT ON SAID SHORELINE REFERENCE TRAVERSE LINE THAT LIES DISTANT S 82-28-57 W 88.77 FT FROM AFORESAID POINT "E"; TH CONT N 00-02-14 E 285.00 FT TO THE PLACE OF BEGINNING; CONT 0.60 ACS M/L LAND DIVISION ON 10/21/2015 FROM 4716-04-200-009, 4716-04-200-026, 4716-04-200-030;	$1,069.00
1	4716-04-201-005	6187 ACADEMY DR	KRAFT, ANDREW & TERRYE 6201 ACADEMY DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, LAKE VIEW PARK SUBDIVISION LOT 5	$1,069.00
1	4716-04-201-018	6179 ACADEMY DR	GEIGER, JOSEPH & BRENDA 6179 ACADEMY DR BRIGHTON, MI 48116	SEC 4 T1N R6E LAKEVIEW PARK SUBDIVISION, LOTS 6, 7 & 8. COMB 7-91 FROM 006, 007 & 008.	$1,069.00
1	4716-04-201-019	6175 ACADEMY DR	DOVE, DARRYL 6175 ACADEMY DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, LAKE VIEW PARK SUBDIVISION LOT 2,3 & 4. ADDED FROM -04-201-002, -003 & -004. (12/01)	$1,069.00
1	4716-04-203-043	6337 ACADEMY DR	GARDNER, JEREMY 6337 ACADEMY DR BRIGHTON, MI 48116	SEC 4 T1N R6E ISLAND LAKE COLONY SUB, LOTS 46 & 47	$1,069.00
1	4716-04-203-047	6435 ACADEMY DR	PAQUETTE, MAURICE & SHANNON 6138 BRIGGS LAKE RD BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 51, 50 AND 49.	$1,069.00
1	4716-04-203-048	6445 ACADEMY DR	WAGNER, TYLER 6445 ACADEMY DR BRIGHTON, MI 48116	SEC 4 T1N R6E ISLAND LAKE COLONY LOT 52 AND THAT PART OF LOT 53 BEG NE COR OF LOT 53, TH SWLY 35.13 FT TO PT 3 FT MEASURED AT RIGHT ANGLES TO NLY LINE SAID LOT DISTANT MEASURED ALG SAID LINE 35 FT TH SWLY TO NW COR SAID LOT 64.77 FT TH NELY ALG NLY LOT LINE 99.60 FT TO POB. LEGAL DESC CORR (04/08/09)	$1,069.00
1	4716-04-203-049	6455 ACADEMY DR	PRICE, LAURA 6525 KNOX DR BRIGHTON, MI 48116	SEC 4 T1N R6E ISLAND LAKE COLONY SUB, LOT 53, EXC BEG NE COR LOT 53, TH SWLY 35.13 FT TO PT 3 FT MEASURED AT RIGHT ANGLES TO NLY LINE SAID LOT DISTANT MEASURED ALG SAID LINE 35 FT TH SWLY TO NW COR SAID LOT 64.77 FT TH NELY ALG NLY LOT LINE 99.60 FT TO POB. LEGAL CORRECTION 09/02/98	$1,069.00
1	4716-04-203-050	6465 ACADEMY DR	PRICE, LAURA 6525 KNOX DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 54	$1,069.00
1	4716-04-203-054	6505 KNOX DR	COHOON, WILLIAM R 6057 KINYON DRIVE BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 58	$1,069.00
1	4716-04-203-055	6507 KNOX DR	COHOON, WILLIAM R 6057 KINYON DRIVE BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 59	$1,069.00

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1	4716-04-203-056	6511 KNOX DR	CZERWINSKI, JEFFREY 6511 KNOX DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 60	$1,069.00
1	4716-04-203-252	6519 KNOX DR	MIKOWSKI, THOMAS & MEGAN 6519 KNOX DR BRIGHTON, MI 48116	SEC 4 T1N R6E ISLAND LAKE COLONY SUB PT OUTLOT B, BEG SE COR LOT 63, TH N67*47'W 40 FT TO SW COR LOT 63, TH S44*10'W 86 FT TO NE'LY LN LAKEVIEW DR, TH S43*13'E 50 FT, TH N33*17'E 108.5 FT TO POB & SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 63 COMBINED ON 08/22/2011 4716-04-203-060 & -061	$1,069.00
1	4716-04-203-062	6523 KNOX DR	BENNETT,LINDSAY 6523 KNOX DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 64 AND PART OF OUTLOT B, COMM NE COR LOT 64, TH S 32*W 68 FT, TH N 67*W 50 FT, TH S 33*W 108.5 FT, TH S 43*E 55 FT, TH N 39*E 130.4 FT, TH N 32* E 66 FT, TH N 31*W 10 FT TO POB	$1,069.00
1	4716-04-203-063	6531 KNOX DR	MIKOWSKI, TOM J & AGNES A 6531 KNOX DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. BEG. AT S. E. COR. OF LOT 65 TH NW'LY. ALONG W. LINE OF LOT 65, 50 FT., TH NE'LY. PARALLEL WITH S. E. LINE OF LOT 65, TO SHORE OF BRIGGS LAKE TH SE'LY. ALONG SHORE TO N. E. COR. OF LOT 65, TH SW'LY. ALONG S. E. LINE OF LOT 65, 129.5 FT. TO BEG.	$1,069.00
1	4716-04-203-064	6508 KNOX DR	MOTES, RYAN 6508 KNOX DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 66	$1,069.00
1	4716-04-203-065	6502 KNOX DR	TRYGIER, JOSEPH, DARLENE & JOSEPH T 4971 PALMER DEARBORN, MI 48126	SEC 4 T1N R6E ISLAND LAKE COLONY SUB'N LOT 67	$1,069.00
1	4716-04-203-067	6490 EDGEWOOD DR	MANNY, SHANE 6490 EDGEWOOD DR BRIGHTON, MI 48116	SEC 4 T1N R6E ISLAND LAKE COLONY SUB LOT 69	$1,069.00
1	4716-04-203-068	6484 EDGEWOOD DR	KUTT, (JANETTE D) & LYNN, CYNTHIA A 8724 WAR BONNET DR COMMERCE TOWNSHIP, MI 48382	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 70	$1,069.00
1	4716-04-203-069	6478 EDGEWOOD DR	GALVIN REV TRUST, MICHAEL A 6478 EDGEWOOD DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 71	$1,069.00
1	4716-04-203-070	6474 EDGEWOOD DR	MECH, FATHER J J 9844 WOODWARD AVE DETROIT, MI 48202	SEC 4, T1N,R6E ISLAND LAKE COLONY SUB LOTS 72-73	$1,069.00
1	4716-04-203-072	6462 EDGEWOOD DR	HARPER, THI 6462 EDGEWOOD DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 74	$1,069.00
1	4716-04-203-076	6384 MAPLEHILL DR	OLSON, GAIL LYNN TRUST P.O. BOX 1122 BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 78	$1,069.00

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1	4716-04-203-077	6376 MAPLEHILL DR	CARMICHAEL, IAN PO BOX 1239 BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 79	$1,069.00
1	4716-04-203-078	6368 MAPLEHILL DR	PUSHMAN, ALEXANDER CLARK 2838 S PLEASANT VALLEY RD BRIGHTON, MI 48114	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 80	$1,069.00
1	4716-04-203-079	6360 MAPLEHILL DR	ANDREWS, (ROBERT M) & CYNTHIA S 3553 WEDGEWOOD ROCHESTER, MI 48309	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N LOT 81	$1,069.00
1	4716-04-203-080	6356 MAPLEHILL DR	FENBERT, EDWARD & TINA 6356 MAPLEHILL DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 82 ALSO A STRIP 1 FT. WIDE OFF THE W SIDE OF LOT 83	$1,069.00
1	4716-04-203-081	6350 MAPLEHILL DR	PRICE, LAURA 6525 KNOX DR BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 83 EXC A STRIP 1 FT. WIDE OFF THE W SIDE	$1,069.00
1	4716-04-203-082	6346 MAPLEHILL DR	KORACH TRUST, JULIA A & KEVIN A 205 SOLANO ST SAN RAFAEL, CA 94901	SEC 4 T1N R6E ISLAND LAKE COLONY SUB'N PT LOT 84, BEG NW COR LOT 84, TH N56*37'E 40 FT ALG N'LY LN SD LOT, TH SE'LY TO SE COR, TH SW'LY 40 FT ALG S'LY LN SD LOT TO SW COR, TH NW'LY 163.2 FT TO BEG	$1,069.00
1	4716-04-203-083	6340 SPORNY DR	SWEETLAND, JEROME & WRENN, BRIE 6772 SUNSET DR SOUTH LYON, MI 48178	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUB'N. LOT 85 ALSO W. 1 FT. OF LOT 86 AND E'LY. 5 FT. OF LAKE FRONTAGE OF LOT 84, THE W'LY. LINE OF WHICH RUNS S. TO INTERSECTION OF LOTS 84 AND 85 AT ALLEY IN REAR	$1,069.00
1	4716-04-203-084	6334 SPORNY DR	SZYMANSKI, DANIEL & HOWELL, RANDALL PO BOX 386 BRIGHTON, MI 48116	SEC 4 T1N R6E ISLAND LAKE COLONY SUB LOT 86 EXC W 1 FT & PT LOT 87 COM NW'LY COR LOT 87, TH NE'LY ALG N'LY LN LOT 87 16.875 FT, TH SE'LY TO PT ON S'LY LN LOT 87 15 FT NE'LY OF SW'LY COR, TH SW'LY TO SW COR LOT 87, TH NW'LY ALG W'LY LN LOT 87 TO POB	$1,069.00
1	4716-04-203-212	6527 KNOX DR	MIKOWSKI, TOM J & AGNES A 6531 KNOX BRIGHTON, MI 48116	SEC. 4 T1N, R6E, ISLAND LAKE COLONY SUBDIVISION A PART OF OUT- LOT B COM. AT NW COR. LOT 65 TH N 68* E 127.3 FT. TO THE SHORE OF BRIGGS LAKE TH N 56* 51' W 9.9 FT., N 31* 49' W 71.7 FT., S 50* W 141.75 FT., N 86* W 14.1 FT., SE'LY. TO BEG.	$1,069.00
1	4716-04-203-225	6269 ACADEMY DR	JSG INVESTMENT COMPANY LLC 4500 SWARTHOUT ROAD PINCKNEY, MI 48169	SEC 4 T1N R6E ISLAND LAKE COLONY SUB LOTS 42,43,44 & 45 ALSO PAR. COM SE COR OF E 30 RDS OF NW FRL 1/4 OF NE FRL 1/4, TH N 6 RDS, W 230.2 FT TO C/L OF HWY, TH S16*E 103 FT, E 201.8 FT TO BEG, ALSO BEG AT SW COR OF E 30 RDS OF NW FRL 1/4 OF NE FRL 1/4, TH N 66 FT, TH E 273.8 FT TO C/L OF HWY, TH S16*E 68.8 FT, TH W 293.2 FT TO POB 1 AC COMB 200-023, 203-038,039,040 & 041 1/86	$1,069.00
1	4716-04-203-227	6525 KNOX DR	PRICE, LAURA 6525 KNOX DR BRIGHTON, MI 48116	SEC 4 T1N R6E ISLAND LAKE COLONY SUB, A PART OF OUTLOT B COMM NW COR LOT 143, TH N1*W 13.7 FT, TH N43*W 20.8 FT FOR POB, TH N43* W 33 FT, TH N39*E 130.4 FT, TH N32*E 66 FT, TH S31*E 50 FT, TH S41*W 185.7 FT TO POB, ALSO THAT PARCEL OF LAND DESC AS ISLAND LK COLONY SUB, PART OF OUTLOT B COMM NW COR OF LOT 143, TH N1*W 13.7 FT, TH N43*W 2.4 FT FOR POB, TH S86*E 20 FT, TH N50*E 161 FT, TH N31*W 60 FT, S41*W 185.7 FT, TH S43*E 18.4 FT FOR POB, COMB 208 & 209, 1-87	$1,069.00
1	4716-04-203-232	6456 EDGEWOOD DR	MENARD TRUST, WALTER	SEC 4 T1N R6E ISLAND LAKE COLONY SUB LOT 75 ALSO THAT PORTION LOT 76 BEG SW COR SAID LOT TH N'WLY ALG LOT LINE	$1,069.00

Units	Parcel #	Property Address	Owner's Name/Mailing Address	Legal Description	Total Assessment
			543 DEER ST PLYMOUTH, MI 48170	130.19 FT THE E'LY 31.53 FT TH SE'LY 127 FT TH S 66* W 9 FT TH W 20.80 FT TO POB SPLIT 9/91 FROM 073, 074 & 075.	
1	4716-04-203-233	6392 MAPLEHILL DR	ECK, KENNETH & BONNY LYN 6392 MAPLEHILL DR BRIGHTON, MI 48116	SEC 4 T1N R6E ISLAND LAKE COLONY SUB LOT 77 ALSO THAT PORTION LOT 76 BEG SE COR SD LOT, TH SW'LY ALG SD LOT LN 25 FT, TH N15*W 127 FT, TH NE'LY 10 FT, TH SE'LY ALG LOT LINE 123.48 FT TO POB SPLIT 9/91 FROM 073, 074 & 075	$1,069.00
1	4716-04-203-247	6517 KNOX DR	REESE, MICHAEL DENNIS & DARLENE 6517 KNOX DR BRIGHTON, MI 48116	T1N R6E TOWNSHIP OF GREEN OAK, COUNTY OF LIVINGSTON,LOTS 61 AND 62 OF ISLAND LAKE COLONY SUBDIVISION, AS RECORDED IN LIBER 1 OF PLATS, PAGES 56 THROUGH 58, LIVINGSTON COUNTY RECORDS. ALSO, A PART OF OUTLOT B OF SAID ISLAND LAKE COLONY SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 62 OF SAID ISLAND LAKE COLONY SUBDIVISION; THENCE SOUTH 44 DEGREES WEST 94 FEET; THENCE NORTH 3O DEGREES WEST 44 FEET; THENCE NORTH 48 DEGREES EAST 66.4 FEET; THENCE SOUTH 63 DEGREES 3O MINUTES EAST 4O FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, RESTRICTIONS AND LEGAL HIGHWAYS, IF ANY, OF RECORD. LEGAL DESCRIPTION CORRECTED 10/11/2017 PER AFFIDAVIT OF SCRIVENER'S ERROR 2016R-011988 LEGAL DESC CORRECTED 05/03/2018	$1,069.00
87					$93,003.00
NON-RIPIRIAN PARCELS-24					
1	4716-03-102-003	6272 BRIGGS LAKE RD	SZCZEPANSKI, (MARIAN) PO BOX 802 NORTHVILLE, MI 48167	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 3	$205.00
1	4716-03-102-005	6232 BALDWIN CIR	ARNOLD, PATRICK E & JOSIE 6232 BALDWIN CIR BRIGHTON, MI 48116	SEC 3 T1N R6E ORCHARD VIEW COLONY SUB, LOTS 4 & 5	$205.00
1	4716-03-102-010	6233 BALDWIN CIR	COMBEN, DAVID & KARREN 6233 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 9	$205.00
1	4716-03-102-011	6237 BALDWIN CIR	MARSHALL, KAITLYN & ANTHONY 6237 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 10	$205.00
1	4716-03-102-012	6245 BALDWIN CIR	LAFOUNTAINE, CLINT A 6245 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 11	$205.00
1	4716-03-102-013	6249 BALDWIN CIR	ALBRECHT, STEPHAN K & DONNA J 10440 6 MILE RD ROCKFORD, MI 49341	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 12	$205.00
1	4716-03-102-019	6279 BALDWIN CIR	HOGUE, JOEY & REBECCA 6279 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD VIEW COLONY SUB. LOTS 18 & 19	$205.00
1	4716-03-102-021	6283 BALDWIN CIR	WARREN, DOUGLAS E	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 20	$205.00

Units	Parcel #	Property Address	Owner's Name/Mailing Address	Legal Description	Total Assessment
			6283 BALDWIN CIR BRIGHTON, MI 48116		
1	4716-03-102-022	6287 BALDWIN CIR	O'DONNELL, DENNIS & KENNY, MIKAYLA 6287 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 21	$205.00
1	4716-03-102-023	6291 BALDWIN CIR	NAST, THEODORE T 6291 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 22	$205.00
1	4716-03-102-024	6295 BALDWIN CIR	OLSON, RICHARD & ALYSE 6295 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 23	$205.00
1	4716-03-102-025	6303 BALDWIN CIR	BECK, DENNIS & DUWANNA 6303 BALDWIN CIRCLE BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 24	$205.00
1	4716-03-102-026	6307 BALDWIN CIR	WENDERLICH, BRANDON CARL 6307 BALDWIN CIR BRIGHTON, MI 48116	SEC 3 TIN R6E ORCHARD-VIEW COLONY SUB LOT 25 & 26	$205.00
1	4716-03-102-030	6318 BALDWIN CIR	JOHNSON, RYAN 6318 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 29	$205.00
1	4716-03-102-031	6302 BALDWIN CIR	DEIGHAN, BARRY 6302 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 30	$205.00
1	4716-03-102-032	6290 BALDWIN CIR	JAMES, JESSE 6290 BALDWIN CIR BRIGHTON, MI 48116	SEC 3 T1N R6E ORCHARD VIEW COLONY SUB, LOT 31 & THE W 10 FT OF LOT 32	$205.00
1	4716-03-102-034	6280 BALDWIN CIR	STELLER, TERRY & ERIN 977 ROSLYN RD GROSSE POINTE WOODS, MI 48236	SEC 3 T1N R6E ORCHARD VIEW COLONY SUB, LOT 32 EXC THE W 10 FT & LOT 33 COMBINED LOTS, 2-81	$205.00
1	4716-03-102-035	6262 BALDWIN CIR	OPPERTHAUSER, LAUREL A 6262 BALDWIN CIR BRIGHTON, MI 48116	SEC 3 T1N R6E ORCHARD VIEW COLONY SUB, LOT 34 & S 15 FT OF LOT 35	$205.00
1	4716-03-102-037	6252 BALDWIN CIR	SINK, CHRISTOPHER & BOERTJE,MELANIE 6252 BALDWIN CIR BRIGHTON, MI 48116	SEC 3 T1N R6E ORCHARD VIEW COLONY SUB, LOT 36 & THE N 50 FT OF LOT 35	$205.00
1	4716-03-102-038	6248 BALDWIN CIR	MARCOTTE, CLIFFORD & SALLY 6248 BALDWIN CIR BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 37	$205.00

Units	Parcel #	Property Address	Owner's Name/Mailing Address	Legal Description	Total Assessment
1	4716-03-102-039	6273 MCINTOSH RD	JENNINGS, KYLE & JESSICA 6273 MCINTOSH RD BRIGHTON, MI 48116	SEC. 3 T1N, R6E, ORCHARD-VIEW COLONY SUBDIVISION LOT 38 & LOT 39	$205.00
1	4716-03-102-043	6271 BALDWIN CIR	DORAIS, MATTHEW & SHERRY 6271 BALDWIN CIR BRIGHTON, MI 48116	SEC 3 T1N R6E ORCHARD VIEW COLONY SUB, LOT 17 & THE W 10 FT OF LOT 16. COMB LOTS 7/87 FROM 018 & 017	$205.00
1	4716-03-102-044	6267 BALDWIN CIR	ERRIGO, JOHN & BOWERSOX, RONDA 6267 BALDWIN CIR BRIGHTON, MI 48116	SEC 3 T1N R6E ORCHARD VIEW COLONY SUB, LOTS 15 & 16, EXC W 10 FT OF LOT 16. COMB LOTS 7-87 FROM 016 & 017	$205.00
1	4716-03-102-045	6253 BALDWIN CIR	REID, KENNETH R & MARIAN L 6253 BALDWIN CIR BRIGHTON, MI 48116	SEC 3 T1N R6E ORCHARD VIEW COLONY SUB LOTS 13 & 14 COMB 7/88 014 & 015	$205.00
24	Non -Riparian				$4,920.00

Riparian	$93,003.00
Non-Riparian	$4,920.00
Total	$97,923.00

Units	Parcel #	Property Address	Owner's Name/Mailing Address	Legal Description	Total Assessment
			BRIGHTON, MI 48116		
1	4716-03-102-045	6253 BALDWIN CIR	REID, KENNETH R & MARIAN L 6253 BALDWIN CIR BRIGHTON, MI 48116	SEC 3 T1N R6E ORCHARD VIEW COLONY SUB LOTS 13 & 14 COMB 7/88 014 & 015	$205.00
24	Non -Riparian				$4,920.00

Riparian	$93,003.00
Non-Riparian	$4,920.00
Total	$97,923.00

I, Michael H. Sedlak, CMC, Township Clerk, hereby certify that on March 18, 2026, the Township Board of Green Oak Charter Township did confirm the attached special assessment roll.

Signed: _____ Dated: March 19 2026

Michael H. Sedlak, MiPMC, CMC

WARRANT FOR COLLECTION OF BRIGGS LAKE WEED CONTROL IMPROVEMENTS SPECIAL ASSESSMENT ROLL

TO: Treasurer, Green Oak Charter Township
Livingston County, Michigan

In accordance with the attached resolution of the Township Board of Green Oak Charter Township adopted on March 18, 2026, you are hereby directed to collect the special assessments set forth in the attached Briggs Lake Weed Control Improvements Special Assessment Roll from the owners of the properties described in said assessment roll, together with such interest and penalties as set forth in said resolution and prescribed by statute.

Michael H. Sedlak, MiPMC, CMC
Clerk, Green Oak Charter Township

Dated: March 19, 2026

Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Green Oak Township Planning Commission

From: Paul Montagno, Principal, AICP
Michelle Marin, Associate, AICP

Date: March 26, 2026

Re: High Resource Demand Facility including Data Centers

Based on feedback from the Livingston County Department of Planning, we are proposing several minor revisions to the zoning ordinance regulations for High Resource Demand Facilities (HRDF). These changes are limited in scope and do not warrant additional review by the Planning Commission prior to a second reading by the Board of Trustees. A summary of the proposed revisions is provided below:

1. **Off-Street Parking Requirements**
   While data centers typically have low parking demand during operation and the minimum lot size requirements are likely to accommodate sufficient parking, it is considered best practice to include explicit off-street parking standards for all defined uses.

2. **Siting Standard Clarification**
   To better reflect the parcels within the HRDF overlay district, we, along with the County Planning Department, recommend revising the 500-foot separation requirement from residential properties to apply to all buildings, structures, and mechanical equipment, rather than to property lines. In combination with other dimensional standards, this approach will maintain appropriate buffering from residential uses while avoiding potentially exclusionary impacts—particularly as the Superfund parcel within the overlay district would not be able to meet a strict property line-to-property line standard.

These proposed revisions are shown in redline on the following pages.

Please let us know if you have any questions.

CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Associate Planner

The Green Oak Township Zoning Ordinance is amended as follows:

AMEND SECTION 38-312: Off-Street parking space requirements

Data Centers, large, small, or accessory	1	Space per employee at largest shift

NEW SECTION 38-203: High Resource Demand Facilities

A. Purpose and Intent

The purpose of this ordinance is to establish a regulatory framework for siting, design, operation, and decommissioning of High Resource Demand Facilities, which include data centers and data processing centers, in order to balance local economic impacts with protection of public health, safety, welfare, natural resources, and neighborhood character. Standards are intended to:

1. Direct High Resource Demand Facilities to locations with existing and adequate infrastructure, redevelopment and infill of existing sites, and minimal land-use conflicts;
2. Avoid and mitigate nuisance impacts (noise, vibration, light/glare, air pollution and emissions);
3. Ensure efficient consumption and use of electricity and water, prioritizing renewable energy and conservation;
4. Promote context-appropriate architecture and robust screening;
5. Ensure compatibility with adjacent land uses and the Township's Master Plan; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability

1. This section applies to High Resources Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale, and Accessory as defined herein.
2. A complete Special Approval Use Permit application and Site Plan application is required per Section 38-44 and 38-71.
3. Approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other provisions of the Zoning Ordinance and all other applicable Township Ordinances.
4. Where silent within this provision, other applicable provisions apply (e.g., lighting, landscaping, stormwater, and performance standards).

C. Definitions

1. High Resource Demand Facility (HRDF): A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by (i) continuous or near-continuous operation, and (ii) significant mechanical, electrical, or cooling infrastructure, and that meets the applicability criteria in subsections (A) and (B) below.

   A facility shall be considered an HRDF only when both of the following are met:

A. Operational Characteristics. The facility includes one or more of the following operational characteristics that are integral to the primary use:
    1. Central plant or large-scale mechanical cooling and/or ventilation systems serving process loads or IT/electronic equipment;
    2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kW or 2 MW, and/or on-site fuel storage exceeding 10,000 gallons;
    3. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
    4. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.

B. Resource/Infrastructure Thresholds. The facility exceeds one or more of the following thresholds, as demonstrated by applicant-prepared estimates and utility/service provider documentation, including any phased expansion approved or constructed within five (5) years:
    1. Water demand: average daily water consumption > 100,000 gallons/day;
    2. Sanitary sewer: average daily sanitary discharge > 50,000 gallons/day;
    3. Electric demand: maximum contracted demand or designed peak demand > 10 MW (or equivalent documented kW);
    4. Hazardous materials / regulated wastes: storage, use, or generation requiring reporting under [EPCRA Tier II and/or applicable state hazardous materials reporting] and/or generation of hazardous waste at a level regulated under state/federal hazardous waste generator requirements, as documented on a materials inventory submitted with the application.

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

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

Relationship to Data Centers. A Data Center or Data Processing Center that meets the HRDF definition shall be considered an HRDF and shall comply with all applicable HRDF supplemental standards.

2. Data Center: A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and

ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities, hyperscale computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.

3. Data Processing Center: A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.
4. Large-Scale Data Center and Data Processing Center: A center equal or greater than 25,000 sq ft gross floor area or located on a site greater than 10 acres.
5. Small-Scale Data Center and Data Processing Center: A center less than 25,000 sq ft, often serving local or regional networks.
6. Accessory Data Center and Data Processing Center: A center that is clearly incidental and subordinate to a principal use (e.g., hospital, university, large employer) and less than 10,000 sq ft.
7. Battery Energy Storage System (BESS). One or more electrochemical energy storage containers, inverters, switchgear, and associated equipment, which may be co-located with a High Resource Demand Facility to provide resiliency or load management.
8. On-site Substation/Switchyard. Electric utility facilities (e.g., transformers, breakers) necessary to serve a data center.
9. Water Consumption. The portion of Water Usage that is permanently removed from immediate availability for reuse within the same watershed as a result of High Resource Demand Facility operations. Water Consumption includes, but is not limited to, water lost through evaporation, drift, blowdown discharged to a different watershed, incorporation into products or waste streams, or other processes that prevent return of the water to the local hydrologic system in a usable form.
10. Water Usage. The total volume of water withdrawn, diverted, or supplied to a High Resource Demand Facility from any source, including public water systems, private wells, surface water, reclaimed water, or other sources, over a specified period of time. Water Usage includes all water delivered to the facility for cooling, humidification, fire suppression testing, domestic use, equipment maintenance, or other operational purposes, regardless of whether such water is later returned to the same watershed, reused on-site, or discharged as wastewater.

D. Districts Permitted

1. High Resource Demand Facility: Special Approval Use in High Resource Demand Facility Overlay District only
2. Large-Scale Data Centers and Data Processing Centers: Special Approval Use in High Resource Demand Facility Overlay District only

3. Small-Scale Data Centers and Data Processing Centers: Special Approval Use in High Resource Demand Facility Overlay District only
4. Accessory Data Centers and Data Processing Centers: Special Approval Use accessory to an approved principal use in the GI – General Industrial, LI – Limited industrial, and RO – Research Office districts only. Prohibited elsewhere.

E. Dimensional Standards

1. Minimum Lot Area:
    a) High Resource Demand Facility: 10 acres
    b) Large-Scale: 10 acres
    c) Small-Scale and Accessory: 2 acres
2. Maximum Building Height, including all mechanical equipment and heating and cooling towers: 45 feet
3. Maximum Lot Coverage, including all mechanical equipment: 60%
4. Minimum Setbacks:
    a) High Resource Demand Facility: 200 feet from all property lines and private or public right-of-way.
    b) Large-Scale: 200 feet from all property lines and private or public right-of-way.
    c) Small-Scale and Accessory: 75 feet from all property lines and private or public right-of-way.
5. Greenbelt:
    a) A minimum 50-foot landscaped greenbelt shall be provided along all property lines.
6. Siting:
    a) Any structure, building , or mechanical equipment as part of a High Resource Demand Facility, including but not limited to a Large Scale Data Center, shall not be located on any parcel that is within 500 feet of any residential zoned or used property.

F. Site and Design Standards

1. Architecture & Façade Articulation
    a) Massing and Scale
        1. Building massing, height, bulk, scale, and proportion shall maintain consistency with the existing character of the adjacent buildings.
        2. Building design should employ coordinated massing to achieve overall unity, appropriate scale, and visual interest.
    b) Architectural design and building materials.
        1. Transparency requirements. Transparent elements may include windows, glazed doors, clerestory windows, or architectural glazing.
            a. Ground floor transparency.
                1. A minimum of 20 percent of the length of each ground-floor street-facing façade shall include transparent elements.

2. Minimum Window Spacing. No uninterrupted blank wall segment exceeding 50 feet in length shall be permitted along a street-facing façade.
3. Height of Transparency. Required transparent elements shall be located between 3 feet and 15 feet above finished grade.

b. Upper-Level Transparency
1. Upper floors visible from a public or private right-of-way shall include architectural articulation and transparency equivalent to at least 10 percent of the façade length.
2. Upper-level transparency may be achieved through Windows or glazed panels; Spandrel glass or fritted glazing; Architectural recesses, false window systems; or similar design features that simulate transparency while maintaining security.

2. Façade variation. Wall designs must provide a minimum of three of the following elements, in addition to transparency requirements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
   a. Expression of structural system and infill panels through change in plane not less than three inches.
   b. System of horizontal and vertical scaling elements, such as belt course, string courses, cornice, pilasters.
   c. System of horizontal and vertical reveals not less than one inch in width/depth.
   d. Variations in material module, pattern, and/or color.
   e. System of integrated architectural ornamentation.
   f. Green screen or planter walls.
   g. Translucent, fritted, patterned, or colored glazing.
3. Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon quality of its design and compatibility with surroundings.
4. Buildings within the same development should be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
5. Minimize monotony of expansive exterior walls by incorporating the following elements: staggering of vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
6. Facades shall provide visual interest from both vehicular and pedestrian viewpoints.

7. Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.

c) Material standards.

1. Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public or private rights-of-way, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.
2. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
3. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
4. Materials shall be consistent with adjoining buildings.
5. Buildings shall have the same materials, or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public or private rights-of-way and public parking lots.
6. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
7. Transitional features.
    a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
    b. Intensity. A continuum of use intensity, where moderate-intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments. An example would be an office use between commercial and residential uses.
    c. Height and mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher-intensity uses are comparable in scale with adjacent structures of lower-intensity uses.
    d. Architectural features. Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

2. Mechanical, Loading, and Rooftop Equipment
    a) Mechanical equipment shall be fully enclosed unless where mechanically unfeasible based on manufacturers' specifications.
    b) If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
    c) Rooftop equipment shall be screened to full height from public or private rights-of-way.
    d) Service/loading areas shall be oriented away from residential districts where feasible and screened per Section 38-177.
3. Lighting
    a) Security and area lighting shall comply with Section 38-364: full cut-off fixtures, down-directed, and shielded to prevent glare and light trespass beyond property lines.
    b) Maximum maintained illuminance at the property line shall not exceed 0.5 foot-candles adjacent to residential and 1.0 foot-candle elsewhere.
    c) Color temperature shall not exceed 3,500 Kelvin.
4. Landscaping & Buffers
    a) Provide required greenbelts and landscape screening per Section 38-177.
    b) Parking lots shall meet interior landscaping ratios; heat-island mitigation via shade trees is required.
5. Stormwater and Wastewater
    a) Stormwater.
        1. On-site detention and water-quality treatment are required per the Livingston County Drain Commission. Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge.
    b) Withdrawals/Discharge.
        1. Used water may not be discharged into any Waters of the State as defined by Michigan's Natural Resources and Environmental Protection Act (NREPA).
        2. Any water withdrawal or discharge shall comply with applicable state and county permits.
6. Traffic and Construction Management
    a) A Construction Logistics and Traffic Management Plan is required identifying haul routes, delivery windows, worker parking, and dust/mud control.
    b) Construction hours shall be limited to 7:00 a.m.–7:00 p.m. Monday–Saturday unless otherwise approved.

G. Performance Standards

1. Noise and Vibration
    a) Noise Limit. Routine operations (including cooling equipment and generators) shall not exceed 50 dBA Leq of continuous noise and 60 dBA Leq of impulse noise at the property line. Nighttime (10 p.m.–7 a.m.) limits shall not exceed 40 dBA Leq

of continuous noise and 30 dBA of impulse noise. Noise limits shall be measured at all frequencies from sub-sonic to hyper sonic.

b) Generator Testing. Routine testing shall occur between 8:00 a.m.–6:00 p.m. weekdays. Noise limits for generator testing and use of back-up generators during power outages shall not exceed 60 dBA Leq of continuous noise and 100 dBA Leq of impulse noise at the property line.

c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy noise studies by a qualified acoustical engineer. The study shall include all proposed development on a lot or site plan and shall be measured at five (5) feet above grade along the property lines. The noise study shall address the following circumstances:

1. Expected maximum noise output with all cooling and any other noise-generating equipment operating simultaneously at full operational load.
2. The use of back-up generators during power outages.
3. The routine testing of generators.

d) Vibration. Operations shall not cause perceptible vibration at the property line per ANSI/ISO criteria.

2. Air Quality and Emissions

a) All stationary engines, cooling towers, and emission sources shall comply with the federal Clean Air Act and EGLE rules. Required Air Use Permits to Install (PTI) must be obtained and kept current.

b) Generators. Generators shall meet EPA Tier 4 Final standards. Dispersion modeling may be required where within 500 feet of residential, schools, parks, or hospitals.

c) Cooling Towers. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination

3. Energy and Sustainability

a) Efficiency Target. Design for Power Usage Effectiveness (PUE) of 1.3 or lower, or demonstrate the highest efficiency reasonably achievable given site constraints; provide documentation at Site Plan and post-occupancy.

b) Renewable Energy. Demonstrate that greater than 25% of projected annual energy demand will be met via on-site generation, power-purchase agreements, renewable energy credits, or utility green-power programs.

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

d) Reporting. See Section I for annual reporting requirements.

e) Water Conservation.

1. Cooling systems shall be designed to minimize potable water consumption, with preference for air-cooled, hybrid, or closed-loop water systems.
2. Facilities using water-based cooling must demonstrate the use of recycled, reclaimed, or non-potable water sources to the maximum extent feasible.

~~f)~~4. Security and Emergency Access

~~1.~~a) Perimeter Security.

~~a.~~1. Sites shall be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.

~~b.~~2. Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from a public or private right-of-way or residential areas.

~~2.~~b) Access Control.

~~a.~~1. All site entrances shall include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.

~~b.~~2. Visitor and delivery access points must be separated from employee access points wherever feasible.

~~3.~~c) Emergency Access.

~~a.~~1. A minimum of two (2) points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.

~~b.~~2. Access drives shall be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.

~~c.~~3. Fire lanes shall be maintained free of obstructions at all times.

~~4.~~d) Cameras.

~~a.~~1. Installation and maintenance of a perimeter camera surveillance system capable of monitoring all vehicular and pedestrian access points, building entrances, and outdoor mechanical/equipment areas.

~~b.~~2. Cameras shall be positioned to minimize intrusion into adjoining residential properties and public or private rights-of-way, while still providing full coverage of the site.

~~c.~~3. Camera systems shall be continuously operational (24 hours per day, 7 days per week) and recordings shall be retained for a minimum of 30 days.

~~d.~~4. A security plan, including camera layout, monitoring procedures, and data retention policies, shall be submitted as part of site plan review.

~~5.~~e) Fire Protection.

~~a.~~1. Sites shall be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.

~~b.~~2. Suppression systems shall comply with National Fire Protection Association (NFPA) standards and be approved by the Fire Marshal.

~~6.~~f) Hazardous Materials.

~~a.~~1. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall comply with federal, state, and local storage, reporting, and disposal requirements.

~~b.~~2. Applicants shall provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.

~~c.~~3. Applicant shall provide a fire protection plan to be reviewed and approved by the Township Fire Marshall.

~~7.~~g) Emergency Response Plan. Applicants shall submit an Emergency Response Plan to the Township at the time of Site Plan review, which must include:

~~a.~~1. Site layout for emergency responders.

~~b.~~2. Fire suppression and alarm systems description.

~~c.~~3. Backup generator location and fuel storage details.

~~d.~~4. Contact information for on-site security and facility management.

~~e.~~5. Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.

~~4.~~5. Battery Energy Storage Systems (if provided)

a) Battery Energy Storage Systems (BESS) shall be an accessory component to the principal use of the property.
b) BESS shall comply with NFPA 855, the Michigan Building/Fire Codes, and manufacturer's specifications.
c) Setbacks. Outdoor BESS containers shall be set back a minimum of 100 feet from property lines and 300 feet from residential districts/uses, unless a greater distance is required by NFPA 855 based on technology and aggregate capacity.
d) Protection. Provide vehicle impact protection, fire-rated separation where required, gas detection, ventilation, and emergency shut-offs. Include a BESS-specific emergency response plan and data sheet package.

~~5.~~6. On-Site Substation/Switchyard (if provided)

a) Locate to minimize visual and noise impacts; provide evergreen screening and security fencing consistent with utility standards.
b) Transformers shall include integral secondary containment sized per state rules.

H. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review energy efficiency, water consumption and use, air quality, BESS safety, renewable energy, stormwater, noise, and related matters.
2. All reasonable costs shall be escrowed by the applicant.

I. Monitoring and Reporting

1. Commissioning Documentation: Prior to Certificate of Occupancy, submit commissioning results for mechanical/electrical systems and acoustical compliance.
2. Annual Report (by March 31):
    a) Actual annual energy consumption (MWh) and calculated PUE;
    b) Renewable energy procurement and percentage of total load;
    c) Water consumption (gallons) and cooling method;
    d) Generator testing/operating hours and emissions compliance statement with current EGLE permits;
    e) Noise level monitoring summary; and
    f) Summary of efficiency/cooling/security upgrades implemented.
3. Failure to monitor and report may be grounds to revoke any township approvals.

J. Decommissioning

1. Plan Required. As a condition of Special Approval Use and Site Plan approval, the applicant shall submit a Decommissioning and Site Restoration Plan that address:
    a) Triggers for decommissioning.
    b) Methods for removal of structures, equipment, utilities, and impervious surfaces.
    c) Recycling and disposal of equipment and hazardous materials.
    d) Final grading, soil stabilization, and revegetation.
    e) Restoration of the site to a condition compatible with surrounding uses.
2. Triggers for Decommissioning
    a) A center shall be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.
    b) Decommissioning must begin within 6 months of abandonment and be completed within 12 months.
3. Performance Guarantee / Financial Assurance
    a) Prior to issuance of a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the Township
    b) The amount shall equal 125% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the Township.
    c) Estimates and the financial guarantee must be updated every 5 years and adjusted for inflation.
4. Removal Standards
    a) All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
    b) Below-ground infrastructure, such as foundations and utilities, shall be removed to a minimum depth of 36 inches below grade unless otherwise approved.
    c) Materials shall be recycled to the maximum extent practicable.
5. Site Restoration
    a) The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
    b) The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.
6. Failure to Decommission
    a) If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to complete the work and assess/lien subject parcel(s) for any cost in excess of the amount of the submitted bond
    b) Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

GREEN OAK CHARTER TOWNSHIP
ORDINANCE NUMBER 01-2026

AN ORDINANCE TO AMEND CHAPTER 38, ZONING, ARTICLE IV, District Regulations 38-203: High Resource Demand Facilities **THEREOF.**

GREEN OAK CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment of Chapter 38

A. Purpose and Intent

The purpose of this ordinance is to establish a regulatory framework for siting, design, operation, and decommissioning of High Resource Demand Facilities, which include data centers and data processing centers, in order to balance local economic impacts with protection of public health, safety, welfare, natural resources, and neighborhood character. Standards are intended to:

1. Direct High Resource Demand Facilities to locations with existing and adequate infrastructure, redevelopment and infill of existing sites, and minimal land-use conflicts;
2. Avoid and mitigate nuisance impacts (noise, vibration, light/glare, air pollution and emissions);
3. Ensure efficient consumption and use of electricity and water, prioritizing renewable energy and conservation;
4. Promote context-appropriate architecture and robust screening;
5. Ensure compatibility with adjacent land uses and the Township's Master Plan; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability

1. This section applies to High Resources Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale, and Accessory as defined herein.
2. A complete Special Approval Use Permit application and Site Plan application is required per Section 38-44 and 38-71.
3. Approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other provisions of the Zoning Ordinance and all other applicable Township Ordinances.
4. Where silent within this provision, other applicable provisions apply (e.g., lighting, landscaping, stormwater, and performance standards).

C. Definitions

1. High Resource Demand Facility (HRDF): A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by (i) continuous or near-continuous operation, and (ii) significant mechanical, electrical, or cooling infrastructure, and that meets the applicability criteria in subsections (A) and (B) below.

A facility shall be considered an HRDF only when both of the following are met:

A. Operational Characteristics. The facility includes one or more of the following operational characteristics that are integral to the primary use:
    1. Central plant or large-scale mechanical cooling and/or ventilation systems serving process loads or IT/electronic equipment;

2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kW or 2 MW, and/or on-site fuel storage exceeding 10,000 gallons;
3. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
4. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.

B. Resource/Infrastructure Thresholds. The facility exceeds one or more of the following thresholds, as demonstrated by applicant-prepared estimates and utility/service provider documentation, including any phased expansion approved or constructed within five (5) years:
1. Water demand: average daily water consumption > 100,000 gallons/day;
2. Sanitary sewer: average daily sanitary discharge > 50,000 gallons/day;
3. Electric demand: maximum contracted demand or designed peak demand > 10 MW (or equivalent documented kW);
4. Hazardous materials / regulated wastes: storage, use, or generation requiring reporting under [EPCRA Tier II and/or applicable state hazardous materials reporting] and/or generation of hazardous waste at a level regulated under state/federal hazardous waste generator requirements, as documented on a materials inventory submitted with the application.

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

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

Relationship to Data Centers. A Data Center or Data Processing Center that meets the HRDF definition shall be considered an HRDF and shall comply with all applicable HRDF supplemental standards.

2. Data Center: A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities, hyperscale computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.
3. Data Processing Center: A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.

4. Large-Scale Data Center and Data Processing Center: A center equal or greater than 25,000 sq ft gross floor area or located on a site greater than 10 acres.
5. Small-Scale Data Center and Data Processing Center: A center less than 25,000 sq ft, often serving local or regional networks.
6. Accessory Data Center and Data Processing Center: A center that is clearly incidental and subordinate to a principal use (e.g., hospital, university, large employer) and less than 10,000 sq ft.
7. Battery Energy Storage System (BESS). One or more electrochemical energy storage containers, inverters, switchgear, and associated equipment, which may be co-located with a High Resource Demand Facility to provide resiliency or load management.
8. On-site Substation/Switchyard. Electric utility facilities (e.g., transformers, breakers) necessary to serve a data center.
9. Water Consumption. The portion of Water Usage that is permanently removed from immediate availability for reuse within the same watershed as a result of High Resource Demand Facility operations. Water Consumption includes, but is not limited to, water lost through evaporation, drift, blowdown discharged to a different watershed, incorporation into products or waste streams, or other processes that prevent return of the water to the local hydrologic system in a usable form.
10. Water Usage. The total volume of water withdrawn, diverted, or supplied to a High Resource Demand Facility from any source, including public water systems, private wells, surface water, reclaimed water, or other sources, over a specified period of time. Water Usage includes all water delivered to the facility for cooling, humidification, fire suppression testing, domestic use, equipment maintenance, or other operational purposes, regardless of whether such water is later returned to the same watershed, reused on-site, or discharged as wastewater.

D. Districts Permitted

1. High Resource Demand Facility: Special Approval Use in High Resource Demand Facility Overlay District only
2. Large-Scale Data Centers and Data Processing Centers: Special Approval Use in High Resource Demand Facility Overlay District only
3. Small-Scale Data Centers and Data Processing Centers: Special Approval Use in High Resource Demand Facility Overlay District only
4. Accessory Data Centers and Data Processing Centers: Special Approval Use accessory to an approved principal use in the GI – General Industrial, LI – Limited industrial, and RO – Research Office districts only. Prohibited elsewhere.

E. Dimensional Standards

1. Minimum Lot Area:
    a) High Resource Demand Facility: 10 acres
    b) Large-Scale: 10 acres
    c) Small-Scale and Accessory: 2 acres
2. Maximum Building Height, including all mechanical equipment and heating and cooling towers: 45 feet
3. Maximum Lot Coverage, including all mechanical equipment: 60%
4. Minimum Setbacks:
    a) High Resource Demand Facility: 200 feet from all property lines and private or public right-of-way
    b) Large-Scale: 200 feet from all property lines and private or public right-of-way

c) Small-Scale and Accessory: 75 feet from all property lines and private or public right-of-way

5. Greenbelt:
    a) A minimum 50-foot landscaped greenbelt shall be provided along all property lines.
6. Siting:
    a) A High Resource Demand Facility, including but not limited to a Large Scale Data Center, shall not be located on any parcel that is within 500 feet of any residential zoned or used property.

F. Site and Design Standards

1. Architecture & Façade Articulation
    a) Massing and Scale
        1. Building massing, height, bulk, scale, and proportion shall maintain consistency with the existing character of the adjacent buildings.
        2. Building design should employ coordinated massing to achieve overall unity, appropriate scale, and visual interest.
    b) Architectural design and building materials.
        1. Transparency requirements. Transparent elements may include windows, glazed doors, clerestory windows, or architectural glazing.
            a. Ground floor transparency.
                1. A minimum of 20 percent of the length of each ground-floor street-facing façade shall include transparent elements.
                2. Minimum Window Spacing. No uninterrupted blank wall segment exceeding 50 feet in length shall be permitted along a street-facing façade.
                3. Height of Transparency. Required transparent elements shall be located between 3 feet and 15 feet above finished grade.
            b. Upper-Level Transparency
                1. Upper floors visible from a public or private right-of-way shall include architectural articulation and transparency equivalent to at least 10 percent of the façade length.
                2. Upper-level transparency may be achieved through Windows or glazed panels; Spandrel glass or fritted glazing; Architectural recesses, false window systems; or similar design features that simulate transparency while maintaining security.
        2. Façade variation. Wall designs must provide a minimum of three of the following elements, in addition to transparency requirements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
            a. Expression of structural system and infill panels through change in plane not less than three inches.
            b. System of horizontal and vertical scaling elements, such as belt course, string courses, cornice, pilasters.
            c. System of horizontal and vertical reveals not less than one inch in width/depth.
            d. Variations in material module, pattern, and/or color.
            e. System of integrated architectural ornamentation.
            f. Green screen or planter walls.
            g. Translucent, fritted, patterned, or colored glazing.

3. Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon quality of its design and compatibility with surroundings.
4. Buildings within the same development should be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
5. Minimize monotony of expansive exterior walls by incorporating the following elements: staggering of vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
6. Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
7. Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.

c) Material standards.
1. Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public or private rights-of-way, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.
2. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
3. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
4. Materials shall be consistent with adjoining buildings.
5. Buildings shall have the same materials, or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public or private rights-of-wayand public parking lots.
6. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
7. Transitional features.
    a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
    b. Intensity. A continuum of use intensity, where moderate-intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments. An example would be an office use between commercial and residential uses.
    c. Height and mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher-intensity uses are comparable in scale with adjacent structures of lower-intensity uses.
    d. Architectural features. Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building

materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

2. Mechanical, Loading, and Rooftop Equipment
    a) Mechanical equipment shall be fully enclosed unless where mechanically unfeasible based on manufacturers' specifications.
    b) If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
    c) Rooftop equipment shall be screened to full height from public or private rights-of-way.
    d) Service/loading areas shall be oriented away from residential districts where feasible and screened per Section 38-177.
3. Lighting
    a) Security and area lighting shall comply with Section 38-364: full cut-off fixtures, down-directed, and shielded to prevent glare and light trespass beyond property lines.
    b) Maximum maintained illuminance at the property line shall not exceed 0.5 foot-candles adjacent to residential and 1.0 foot-candle elsewhere.
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    b) Generator Testing. Routine testing shall occur between 8:00 a.m.–6:00 p.m. weekdays. Noise limits for generator testing and use of back-up generators during power outages shall not exceed 60 dBA Leq of continuous noise and 100 dBA Leq of impulse noise at the property line.

c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy noise studies by a qualified acoustical engineer. The study shall include all proposed development on a lot or site plan and shall be measured at five (5) feet above grade along the property lines. The noise study shall address the following circumstances:
    1. Expected maximum noise output with all cooling and any other noise-generating equipment operating simultaneously at full operational load.
    2. The use of back-up generators during power outages.
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    b) Renewable Energy. Demonstrate that greater than 25% of projected annual energy demand will be met via on-site generation, power-purchase agreements, renewable energy credits, or utility green-power programs.
    c) Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.
    d) Reporting. See Section I for annual reporting requirements.
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        1. Cooling systems shall be designed to minimize potable water consumption, with preference for air-cooled, hybrid, or closed-loop water systems.
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        1. Perimeter Security.
            a. Sites shall be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.
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   a) Locate to minimize visual and noise impacts; provide evergreen screening and security fencing consistent with utility standards.
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H. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review energy efficiency, water consumption and use, air quality, BESS safety, renewable energy, stormwater, noise, and related matters.
2. All reasonable costs shall be escrowed by the applicant.

I. Monitoring and Reporting

1. Commissioning Documentation: Prior to Certificate of Occupancy, submit commissioning results for mechanical/electrical systems and acoustical compliance.
2. Annual Report (by March 31):
   a) Actual annual energy consumption (MWh) and calculated PUE;
   b) Renewable energy procurement and percentage of total load;
   c) Water consumption (gallons) and cooling method;
   d) Generator testing/operating hours and emissions compliance statement with current EGLE permits;
   e) Noise level monitoring summary; and
   f) Summary of efficiency/cooling/security upgrades implemented.
3. Failure to monitor and report may be grounds to revoke any township approvals.

J. Decommissioning

1. Plan Required. As a condition of Special Approval Use and Site Plan approval, the applicant shall submit a Decommissioning and Site Restoration Plan that address:
   a) Triggers for decommissioning.
   b) Methods for removal of structures, equipment, utilities, and impervious surfaces.
   c) Recycling and disposal of equipment and hazardous materials.
   d) Final grading, soil stabilization, and revegetation.
   e) Restoration of the site to a condition compatible with surrounding uses.
2. **Triggers for Decommissioning**
   a) A center shall be considered abandoned if it ceases operations for a period of **12 consecutive months**, unless the owner provides evidence of intent to resume operations.
   b) Decommissioning must begin within **6 months of abandonment** and be completed within **12 months**.
3. **Performance Guarantee / Financial Assurance**
   a) Prior to issuance of a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the Township
   b) The amount shall equal **125% of the estimated decommissioning cost**, as determined by a qualified engineer and approved by the Township.

c) Estimates and the financial guarantee must be updated every **5 years** and adjusted for inflation.

4. **Removal Standards**
   a) All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
   b) Below-ground infrastructure, such as foundations and utilities, shall be removed to a minimum depth of **36 inches below grade** unless otherwise approved.
   c) Materials shall be recycled to the maximum extent practicable.
5. **Site Restoration**
   a) The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
   b) The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.
6. **Failure to Decommission**
   a) If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to complete the work and assess/lien subject parcel(s) for any cost in excess of the amount of the submitted bond
   b) Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

Section 2. Repealer.

This ordinance repeals any ordinances in conflict thereof.

Section 3. Savings Clause.

Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 4. Publication and Effective Date.

This ordinance shall be effective on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.

Section 6. Adoption.

That this ordinance was duly adopted by the Green Oak Charter Township Board at its regular meeting called and held on _____, 2026 and was ordered given publication in the manner required by law.

GREEN OAK CHARTER TOWNSHIP

_____
Michael H. Sedlak, Township Clerk

Adoption Date: _____, 2026
Publication Date: _____, 2026
Effective Date: _____, 2026

Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Green Oak Township Planning Commission

From: Paul Montagno, Principal, AICP
Michelle Marin, Associate, AICP

Date: February 23, 2026

Re: High Resource Demand Facility including Data Centers

On February 19th, the Planning Commission recommended approval of the attached Zoning Text Amendment establishing provisions for the siting, development, and operation of **High Resource Demand Facilities,** including data centers and similar facilities.

The proposed ordinance language was developed through research and a review of best practices from comparable communities. Based on that analysis, draft language was prepared incorporating standards and requirements, with additional provisions reflecting the specific context and priorities of Green Oak Township. The draft was further refined in response to discussion and feedback received at the February 5th and February 19th Planning Commission meetings.

The approach of regulating "High Resource Demand Facilities" is intended to address data centers while also encompassing emerging or currently undefined uses that may present similar land use compatibility issues and comparable operational impacts. In addition to site design and use compatibility considerations, a central concern associated with these facilities is their substantial demand on community resources — particularly water and energy infrastructure. Framing the ordinance around High Resource Demand Facilities establishes a more adaptable and durable regulatory framework capable of addressing evolving technologies and industrial uses over time. The attached draft includes redlined revisions reflecting subsequent feedback from Green Oak Township leadership.

The proposed regulations also include the creation of an overlay district applicable to principal-use High Resource Demand Facilities. The public hearing to consider the associated Zoning Map amendment is scheduled for the March 19th Planning Commission meeting.

Please let us know if you have any questions.

CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP
Associate Planner

The Green Oak Township Zoning Ordinance is amended as follows:

SECTION 38-203: High Resource Demand Facilities

A. Purpose and Intent

The purpose of this ordinance is to establish a regulatory framework for siting, design, operation, and decommissioning of High Resource Demand Facilities, which include data centers and data processing centers, in order to balance local economic impacts with protection of public health, safety, welfare, natural resources, and neighborhood character. Standards are intended to:

1. Direct High Resource Demand Facilities to locations with existing and adequate infrastructure, redevelopment and infill of existing sites, and minimal land-use conflicts;
2. Avoid and mitigate nuisance impacts (noise, vibration, light/glare, air pollution and emissions);
3. Ensure efficient consumption and use of electricity and water, prioritizing renewable energy and conservation;
4. Promote context-appropriate architecture and robust screening;
5. Ensure compatibility with adjacent land uses and the Township's Master Plan; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability

1. This section applies to High Resources Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale, and Accessory as defined herein.
2. A complete Special Approval Use Permit application and Site Plan application is required per Section 38-44 and 38-71.
3. Approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other provisions of the Zoning Ordinance and all other applicable Township Ordinances.
4. Where silent within this provision, other applicable provisions apply (e.g., lighting, landscaping, stormwater, and performance standards).

C. Definitions

1. High Resource Demand Facility (HRDF): A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by (i) continuous or near-continuous operation, and (ii) significant mechanical, electrical, or cooling infrastructure, and that meets the applicability criteria in subsections (A) and (B) below.

   A facility shall be considered an HRDF only when both of the following are met:

   A. Operational Characteristics. The facility includes one or more of the following operational characteristics that are integral to the primary use:
      1. Central plant or large-scale mechanical cooling and/or ventilation systems serving process loads or IT/electronic equipment;

2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kW or 2 MW, and/or on-site fuel storage exceeding 10,000 gallons;
3. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
4. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.

B. Resource/Infrastructure Thresholds. The facility exceeds one or more of the following thresholds, as demonstrated by applicant-prepared estimates and utility/service provider documentation, including any phased expansion approved or constructed within five (5) years:
   1. Water demand: average daily water consumption > 100,000 gallons/day;
   2. Sanitary sewer: average daily sanitary discharge > 50,000 gallons/day;
   3. Electric demand: maximum contracted demand or designed peak demand > 10 MW (or equivalent documented kW);
   4. Hazardous materials / regulated wastes: storage, use, or generation requiring reporting under [EPCRA Tier II and/or applicable state hazardous materials reporting] and/or generation of hazardous waste at a level regulated under state/federal hazardous waste generator requirements, as documented on a materials inventory submitted with the application.

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

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

Relationship to Data Centers. A Data Center or Data Processing Center that meets the HRDF definition shall be considered an HRDF and shall comply with all applicable HRDF supplemental standards.

2. Data Center: A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities, hyperscale computing facilities, and similar high-intensity information technology

operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.

3. Data Processing Center: A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.
4. Large-Scale Data Center and Data Processing Center: A center equal or greater than 25,000 sq ft gross floor area or located on a site greater than 10 acres.
5. Small-Scale Data Center and Data Processing Center: A center less than 25,000 sq ft, often serving local or regional networks.
6. Accessory Data Center and Data Processing Center: A center that is clearly incidental and subordinate to a principal use (e.g., hospital, university, large employer) and less than 10,000 sq ft.
7. Battery Energy Storage System (BESS). One or more electrochemical energy storage containers, inverters, switchgear, and associated equipment, which may be co-located with a High Resource Demand Facility to provide resiliency or load management.
8. On-site Substation/Switchyard. Electric utility facilities (e.g., transformers, breakers) necessary to serve a data center.
9. Water Consumption. The portion of Water Usage that is permanently removed from immediate availability for reuse within the same watershed as a result of High Resource Demand Facility operations. Water Consumption includes, but is not limited to, water lost through evaporation, drift, blowdown discharged to a different watershed, incorporation into products or waste streams, or other processes that prevent return of the water to the local hydrologic system in a usable form.
10. Water Usage. The total volume of water withdrawn, diverted, or supplied to a High Resource Demand Facility from any source, including public water systems, private wells, surface water, reclaimed water, or other sources, over a specified period of time. Water Usage includes all water delivered to the facility for cooling, humidification, fire suppression testing, domestic use, equipment maintenance, or other operational purposes, regardless of whether such water is later returned to the same watershed, reused on-site, or discharged as wastewater.

D. Districts Permitted

1. High Resource Demand Facility: Special Approval Use in High Resource Demand Facility Overlay District only
2. Large-Scale Data Centers and Data Processing Centers: Special Approval Use in High Resource Demand Facility Overlay District only
3. Small-Scale Data Centers and Data Processing Centers: Special Approval Use in High Resource Demand Facility Overlay District only

4. Accessory Data Centers and Data Processing Centers: Special Approval Use accessory to an approved principal use in the GI – General Industrial, LI – Limited industrial, and RO – Research Office districts only. Prohibited elsewhere.

E. Dimensional Standards

1. Minimum Lot Area:
    a) High Resource Demand Facility: 10 acres
    b) Large-Scale: 10 acres
    c) Small-Scale and Accessory: 2 acres
2. Maximum Building Height, including all mechanical equipment and heating and cooling towers: 45 feet
3. Maximum Lot Coverage, including all mechanical equipment: 60%
4. Minimum Setbacks:
    a) High Resource Demand Facility: 200 feet from all property lines and private or public right-of-way
    b) Large-Scale: 200 feet from all property lines and private or public right-of-way
    c) Small-Scale and Accessory: 75 feet from all property lines and private or public right-of-way
5. Greenbelt:
    a) A minimum 50-foot landscaped greenbelt shall be provided along all property lines.
6. Siting:
    a) A High Resource Demand Facility, including but not limited to a Large Scale Data Center, shall not be located on any parcel that is within 500 feet of any residential zoned or used property.

F. Site and Design Standards

1. Architecture & Façade Articulation
    a) Massing and Scale
        1. Building massing, height, bulk, scale, and proportion shall maintain consistency with the existing character of the adjacent buildings.
        2. Building design should employ coordinated massing to achieve overall unity, appropriate scale, and visual interest.
    b) Architectural design and building materials.
        1. Transparency requirements. Transparent elements may include windows, glazed doors, clerestory windows, or architectural glazing.
            a. Ground floor transparency.
                1. A minimum of 20 percent of the length of each ground-floor street-facing façade shall include transparent elements.
                2. Minimum Window Spacing. No uninterrupted blank wall segment exceeding 50 feet in length shall be permitted along a street-facing façade.

3. Height of Transparency. Required transparent elements shall be located between 3 feet and 15 feet above finished grade.

b. Upper-Level Transparency
   1. Upper floors visible from a public or private right-of-way shall include architectural articulation and transparency equivalent to at least 10 percent of the façade length.
   2. Upper-level transparency may be achieved through Windows or glazed panels; Spandrel glass or fritted glazing; Architectural recesses, false window systems; or similar design features that simulate transparency while maintaining security.

2. Façade variation. Wall designs must provide a minimum of three of the following elements, in addition to transparency requirements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
   a. Expression of structural system and infill panels through change in plane not less than three inches.
   b. System of horizontal and vertical scaling elements, such as belt course, string courses, cornice, pilasters.
   c. System of horizontal and vertical reveals not less than one inch in width/depth.
   d. Variations in material module, pattern, and/or color.
   e. System of integrated architectural ornamentation.
   f. Green screen or planter walls.
   g. Translucent, fritted, patterned, or colored glazing.
3. Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon quality of its design and compatibility with surroundings.
4. Buildings within the same development should be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
5. Minimize monotony of expansive exterior walls by incorporating the following elements: staggering of vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
6. Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
7. Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.

c) Material standards.
   1. Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public or private rights-of-way, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.
   2. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
   3. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
   4. Materials shall be consistent with adjoining buildings.
   5. Buildings shall have the same materials, or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public or private rights-of-wayand public parking lots.
   6. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
   7. Transitional features.
      a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
      b. Intensity. A continuum of use intensity, where moderate-intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments. An example would be an office use between commercial and residential uses.
      c. Height and mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher-intensity uses are comparable in scale with adjacent structures of lower-intensity uses.
      d. Architectural features. Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

2. Mechanical, Loading, and Rooftop Equipment
   a) Mechanical equipment shall be fully enclosed unless where mechanically unfeasible based on manufacturers' specifications.

b) If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
c) Rooftop equipment shall be screened to full height from public or private rights-of-way.
d) Service/loading areas shall be oriented away from residential districts where feasible and screened per Section 38-177.

3. Lighting
   a) Security and area lighting shall comply with Section 38-364: full cut-off fixtures, down-directed, and shielded to prevent glare and light trespass beyond property lines.
   b) Maximum maintained illuminance at the property line shall not exceed 0.5 foot-candles adjacent to residential and 1.0 foot-candle elsewhere.
   c) Color temperature shall not exceed 3,500 Kelvin.
4. Landscaping & Buffers
   a) Provide required greenbelts and landscape screening per Section 38-177.
   b) Parking lots shall meet interior landscaping ratios; heat-island mitigation via shade trees is required.
5. Stormwater and Wastewater
   a) Stormwater.
      1. On-site detention and water-quality treatment are required per the Livingston County Drain Commission. Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge.
   b) Withdrawals/Discharge.
      1. Used water may not be discharged into any Waters of the State as defined by Michigan's Natural Resources and Environmental Protection Act (NREPA).
      2. Any water withdrawal or discharge shall comply with applicable state and county permits.
6. Traffic and Construction Management
   a) A Construction Logistics and Traffic Management Plan is required identifying haul routes, delivery windows, worker parking, and dust/mud control.
   b) Construction hours shall be limited to 7:00 a.m.–7:00 p.m. Monday–Saturday unless otherwise approved.

G. Performance Standards

1. Noise and Vibration
   a) Noise Limit. Routine operations (including cooling equipment and generators) shall not exceed 50 dBA Leq of continuous noise and 60 dBA Leq of impulse noise at the property line. Nighttime (10 p.m.–7 a.m.) limits shall not exceed 40 dBA Leq of continuous noise and 30 dBA of impulse noise. Noise limits shall be measured at all frequencies from sub-sonic to hyper sonic.

b) Generator Testing. Routine testing shall occur between 8:00 a.m.–6:00 p.m. weekdays. Noise limits for generator testing and use of back-up generators during power outages shall not exceed 60 dBA Leq of continuous noise and 100 dBA Leq of impulse noise at the property line.
c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy noise studies by a qualified acoustical engineer. The study shall include all proposed development on a lot or site plan and shall be measured at five (5) feet above grade along the property lines. The noise study shall address the following circumstances:
    1. Expected maximum noise output with all cooling and any other noise-generating equipment operating simultaneously at full operational load.
    2. The use of back-up generators during power outages.
    3. The routine testing of generators.
d) Vibration. Operations shall not cause perceptible vibration at the property line per ANSI/ISO criteria.

2. Air Quality and Emissions
    a) All stationary engines, cooling towers, and emission sources shall comply with the federal Clean Air Act and EGLE rules. Required Air Use Permits to Install (PTI) must be obtained and kept current.
    b) Generators. Generators shall meet EPA Tier 4 Final standards. Dispersion modeling may be required where within 500 feet of residential, schools, parks, or hospitals.
    c) Cooling Towers. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination
3. Energy and Sustainability
    a) Efficiency Target. Design for Power Usage Effectiveness (PUE) of 1.3 or lower, or demonstrate the highest efficiency reasonably achievable given site constraints; provide documentation at Site Plan and post-occupancy.
    b) Renewable Energy. Demonstrate that greater than 25% of projected annual energy demand will be met via on-site generation, power-purchase agreements, renewable energy credits, or utility green-power programs.
    c) Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.
    d) Reporting. See Section I for annual reporting requirements.
    e) Water Conservation.
        1. Cooling systems shall be designed to minimize potable water consumption, with preference for air-cooled, hybrid, or closed-loop water systems.
        2. Facilities using water-based cooling must demonstrate the use of recycled, reclaimed, or non-potable water sources to the maximum extent feasible.
    f) Security and Emergency Access
        1. Perimeter Security.

a. Sites shall be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.
b. Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from a public or private right-of-way or residential areas.

2. Access Control.
   a. All site entrances shall include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.
   b. Visitor and delivery access points must be separated from employee access points wherever feasible.
3. Emergency Access.
   a. A minimum of two (2) points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.
   b. Access drives shall be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.
   c. Fire lanes shall be maintained free of obstructions at all times.
4. Cameras.
   a. Installation and maintenance of a perimeter camera surveillance system capable of monitoring all vehicular and pedestrian access points, building entrances, and outdoor mechanical/equipment areas.
   b. Cameras shall be positioned to minimize intrusion into adjoining residential properties and public or private rights-of-way, while still providing full coverage of the site.
   c. Camera systems shall be continuously operational (24 hours per day, 7 days per week) and recordings shall be retained for a minimum of 30 days.
   d. A security plan, including camera layout, monitoring procedures, and data retention policies, shall be submitted as part of site plan review.
5. Fire Protection.
   a. Sites shall be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.
   b. Suppression systems shall comply with National Fire Protection Association (NFPA) standards and be approved by the Fire Marshal.
6. Hazardous Materials.
   a. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall

comply with federal, state, and local storage, reporting, and disposal requirements.

b. Applicants shall provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.
c. Applicant shall provide a fire protection plan to be reviewed and approved by the Township Fire Marshall.

7. Emergency Response Plan. Applicants shall submit an Emergency Response Plan to the Township at the time of Site Plan review, which must include:
    a. Site layout for emergency responders.
    b. Fire suppression and alarm systems description.
    c. Backup generator location and fuel storage details.
    d. Contact information for on-site security and facility management.
    e. Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.

4. Battery Energy Storage Systems (if provided)
    a) Battery Energy Storage Systems (BESS) shall be an accessory component to the principal use of the property.
    b) BESS shall comply with NFPA 855, the Michigan Building/Fire Codes, and manufacturer's specifications.
    c) Setbacks. Outdoor BESS containers shall be set back a minimum of 100 feet from property lines and 300 feet from residential districts/uses, unless a greater distance is required by NFPA 855 based on technology and aggregate capacity.
    d) Protection. Provide vehicle impact protection, fire-rated separation where required, gas detection, ventilation, and emergency shut-offs. Include a BESS-specific emergency response plan and data sheet package.
5. On-Site Substation/Switchyard (if provided)
    a) Locate to minimize visual and noise impacts; provide evergreen screening and security fencing consistent with utility standards.
    b) Transformers shall include integral secondary containment sized per state rules.

H. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review energy efficiency, water consumption and use, air quality, BESS safety, renewable energy, stormwater, noise, and related matters.
2. All reasonable costs shall be escrowed by the applicant.

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1. Commissioning Documentation: Prior to Certificate of Occupancy, submit commissioning results for mechanical/electrical systems and acoustical compliance.
2. Annual Report (by March 31):

a) Actual annual energy consumption (MWh) and calculated PUE;
b) Renewable energy procurement and percentage of total load;
c) Water consumption (gallons) and cooling method;
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e) Noise level monitoring summary; and
f) Summary of efficiency/cooling/security upgrades implemented.

3. Failure to monitor and report may be grounds to revoke any township approvals.

J. Decommissioning

1. Plan Required. As a condition of Special Approval Use and Site Plan approval, the applicant shall submit a Decommissioning and Site Restoration Plan that address:
   a) Triggers for decommissioning.
   b) Methods for removal of structures, equipment, utilities, and impervious surfaces.
   c) Recycling and disposal of equipment and hazardous materials.
   d) Final grading, soil stabilization, and revegetation.
   e) Restoration of the site to a condition compatible with surrounding uses.
2. Triggers for Decommissioning
   a) A center shall be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.
   b) Decommissioning must begin within 6 months of abandonment and be completed within 12 months.
3. Performance Guarantee / Financial Assurance
   a) Prior to issuance of a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the Township
   b) The amount shall equal 125% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the Township.
   c) Estimates and the financial guarantee must be updated every 5 years and adjusted for inflation.
4. Removal Standards
   a) All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
   b) Below-ground infrastructure, such as foundations and utilities, shall be removed to a minimum depth of 36 inches below grade unless otherwise approved.
   c) Materials shall be recycled to the maximum extent practicable.
5. Site Restoration
   a) The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
   b) The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.
6. Failure to Decommission

a) If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to complete the work and assess/lien subject parcel(s) for any cost in excess of the amount of the submitted bond
b) Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
February 19, 2026

Approved: _____

The meeting was called to order by Mr. Burkhalter at 7:00 p.m.

Roll Call:	Audrey Beyer
	Cris Burkhalter
	Dwayne Janke
	Lary Marshall
	Doug Nale
	Sarah Pearsall
	Michael Sedlak, Clerk
Also Present:	Debra McKenzie, Zoning Administrator
	Michelle Marin, Carlisle/Wortman
Guests:	17

APPROVAL OF AGENDA

Motion by Pearsall, second by Nale
To approve the agenda as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

APPROVAL OF MINUTES

Motion by Marshall, second by Beyer
To approve the minutes of February 5, 2026 as amended.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

CALL TO THE PUBLIC - None

BUSINESS ITEMS

A. Site Plan approval for SP01-2026 located at 12639 Silver Lake Road. The property is zoned LI and size of the parcel is 2.180 acres. The parcel #4716-11-400-041

Ms. Marin noted a new revised plan has been submitted but it's not in the packet, so she will address the changes. The applicant is proposing a building addition, there is a residential building that is proposed for demolition. It is being built as a white box, they do not know who the tenant is and it will need to comply with the zoning ordinance as well as all of the other relevant standards that would apply to the use. They would recommend any approval is conditioned upon them ensuring compliance with all of the standards. The proposed building addition does comply with all of the dimensional standards for an LI zoning district. The site is already developed and there are some trees being removed but do not require replacement. There are two existing entrances, There are 17 parking spaces, and it will be asphalt, to ensure the number is sufficient but it will depend on the use and that will be verified administratively.

They are providing landscaping adjacent to the road along the property lines and general landscaping. In the new submission there are 120 shrubs which is beyond what is required, the landscape requirements are met. The building elevations, there was not the masonry along the front façade, and in the new plan they do include masonry block façade along the entire surface, so it does comply. Lighting, there are 5 wall mounted lights, they always suggest they lower it to 3500 kelvin. She defers to the township engineer for grading and stormwater management.

Timonthy Zimmer, Livingston Engineering

He does not have a lot to add, he is happy to hear they captured everything in the revised plan, he thanked them for getting them to this point. He is here to answer any questions they may have.

Mr. Janke asked why there are no provisions for dumpster enclosures. Mr. Zimmer stated the owner decided he wanted to do standard bins with pick up, he is not sure what the rationale was, he was expecting that he wouldn't need a dumpster at this time. If there is a user that needs one, then they would need to come back and amend that. Mr. Janke stated that is a concern for him that it's not in the plan, there are 1,000's of square feet, they will generate garbage. Clerk Sedlak agreed, it should be on the plan where a potential dumpster site would be. Mr. Zimmer stated they can add it in.

Mr. Janke stated the shrubs are taken care of, there was some ambiguity, was a distinction made with regard to business, professional or industrial use. Ms. Marin stated they don't know what the tenant is and they will have to verify the use that occupies the space, and the parking will be compliant. Mr. Janke asked if there is any consideration to changing the Kelvin rating to 3500. The applicant agreed they can change it to 3500 kelvin. Ms. Marin noted any approval would have to confirm that lighting change is changed to 3500.

Clerk Sedlak stated the site plan has to have the dumpster enclosure on it, if the occupancy dictates a dumpster is needed here is where it is located and how it will be instructed. Clerk Sedlak confirmed the applicant can have these changes back to the planning and zoning administrator in a weeks time. Mr. Zimmer stated yes.

The remaining Planning Commissioners were satisfied.

2/19 Carlisle Wortman, Engineers 1/28/26

Motion by Sedlak, second by Marshall
To postpone action on Site Plan SP01-2026 located at 12639 Silver Lake Road. The parcel #4716-11-400-041 and direct the applicant to do the following:

1. **The outstanding items in the Planners Reported dated 2/19/26.**
2. **Outstanding items in the Engineers report dated 1/28/26.**
3. **Verify lighting requirements as discussed in the meeting of 2/19/26.**
4. **Add a potential dumpster enclosure and design to the plans.**

Roll Call Vote: **Ayes: Unanimous**
Nays: None

MOTION APPROVED

A. Priorities of 2026

Mr. Burkhalter briefly reviewed the priorities list for 2026. Ms. Marin noted she will put continuing great collaboration with surrounding communities as ongoing.

Mr. Marshall suggested after the High Resource Demand ordinance is completed they should share it with surrounding communities.

There was brief discussion regarding the Master Plan being a high priority and getting pathways on the west side with connections to Island Lake as well as sidewalks. A joint meeting with the Board was also briefly discussed.

Mr. Burkhalter noted in the past 10 years many items have been completed.

Mr. Nale asked if there were stats on the live streaming so they know who they are reaching.

B. Public Hearing on Rezoning R02-2026 #4716-29-300-034, which is currently zoned as Local Business. The request is to rezone the property to LI, Limited Industrial. The property address is 10910 Whitmore Lake Road, Whitmore Lake, MI 48189

Ms. Marin referenced the Carlisle Wortman memo dated February 11, 2026. It appears that the proposed rezoning would allow for development that may be consistent with the development pattern with some of the area but is inconsistent with the Township's

Master Plan and the development pattern to south. It is recommended that the Planning Commission review each of the findings to determine if the proposed rezoning is appropriate before making a recommendation to the Township Board.

Andrew Ward explained he is the perspective purchaser and is requesting it to be rezoned to LI from LB, it's not inconsistent with any of the surrounding areas. The parcel is an outlier; the current LB does not reflect the same surrounding land use patterns. There is no public water, natural gas, or sewer, LB zoning anticipates retail and higher uses that would typically rely on that. LB is not as well supported as LI would be.

Clerk Sedlak stated he anticipated that they will have a water/sewer line in that area, they've had enough inquiries, so although he agreed with the assessment as the property is currently, are they limiting themselves at this point, when the planners have said they are reducing the local business areas, and it is master planned for general business, they are asking for a lot, what is the intent. Mr. Ward explained he owns Ward Equipment Rental business in Hamburg and has been at their current location for 24 years, and he wants better exposure. He knows it would require a special use permit to move the business to this location, but they can use the building now as it is, the driving range part of it can go, it serves of no use to him. He noted there are 29 acres at his current property, but he's outgrown it.

Mr. Marshall asked how much vacant local business does the township have besides this. Ms. Marin stated they would have to determine that. He would like to dig into that before making a motion one way or the other.

Mr. Nale stated they have a local business trying to move here what preempt, they can't base a rezoning on an intended use. What about the current master plan zoning of LB or GB that would prevent him from operating his current business on the property. Ms. Marin stated it's rental equipment, Mr. Ward stated from what he researched, if he operated within the building, he could just move in, it's the outdoor storage part, if he doesn't have the outdoor landscaping. He could move in right away if he stayed in the building and that would be his plan. His idea would be to occupy it in 2027.

Clerk Sedlak asked Ms. Marin if the applicant can operate the business as is and stay within the confines of the building. Ms. Marin agreed that is what it seems, there is no outdoor storage of equipment.

Clerk Sedlak stated he saw it that he operates the business they can't rezone it LI before he went in but it could be done after he started operating his business. Ms. Marin stated if it were a conditional rezoning request then the specific use that's being proposed could be considered, but since it's just an rezoning to LI all possible LI uses including special uses must be considered. Ms. Marin stated if he is recommending this application be changed to a conditional rezoning request, to ensure the specific use they are proposing is the condition to rezoning to LI because the Commission is hesitant to do a blanket rezoning to LI.

Ms. Beyer asked if he would operate both businesses at the same time.

Mr. Ward stated he could use the building right away, without taking down the driving range and enclosing it, until that happened, he would consider it unoccupied. He wouldn't be operating a business open to the public until it's done. He thought of using it as a satellite location, but you wouldn't know it.

Motion by Sedlak, second by Janke
To open the public hearing at 7:48 p.m.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Erin Burger, 12643 Clover Lane – Is this the first time you are applying for the land use change. Mr. Ward stated it's the first time. Ms. Burger stated she likes local business but doesn't like the idea he could bait and switch and then it's industrial.

3042 Onward Court, He is the listing broker on this piece. He explained the site is surrounded by LI industrial. He showed the area on the map that was just approved for a 35,000 square foot industrial site and another industrial site. There is 11.2 acres of wetlands, and they won't see from a visibility standpoint from any neighboring sites so he hoped they understood the parcel more.

Ms. Marin stated if there is any hesitation for doing this rezoning as it might set a negative precedent, the applicant can request a postponement and come back with a list of conditions that they offer up and that would be applied to any rezoning that they would consider.

Mr. Burkhalter closed the public hearing at 7:55 p.m. due to no further comments.

Mr. Ward noted they want to move forward, and he hoped after getting it rezoned they can follow what the township is looking for. Clerk Sedlak stated if he is willing to work with the planner then he has a better chance of finding a way.

C. Public hearing on adding a new ordinance establishing a High Resource Demand Facility including Data Centers to the Green Oak Charter Township Zoning Ordinance. The proposed ordinance would create a high resource demand facility including data centers overlay district to provide standards and regulations for the siting, development, and operation of data center facilities within designated areas of the Township. The ordinance addresses permitted uses, development standards, infrastructure requirements, and other related provisions.

Ms. Marin referenced the Carlisle Wortman memo dated February 11, 2026. Based on directions from the Planning Commission at the February 5, 2026 meeting they have revised the draft ordinance language that regulates High Resource Demand Facilities. Substantive edits are shown in the redlined attachment of the proposed ordinance

amendment. The ordinance amendment includes the following requirements that were discussed at the February 5th meeting:

1. The maximum building height (45 feet) applies to all heating & cooling towers and mechanical equipment.
2. The minimum setbacks are required from all private and public roads in addition to all property lines.
3. Lot coverage explicitly includes ground mounted mechanical equipment.
4. Noise study requirements have been expanded to include all equipment at full operational load, generator testing, and full backup generator use during an outage.
5. Noise limits are amended to include both continuous noise and impulse noise limits, measured at all frequencies.
6. Water discharge must comply with applicable state and county permits.
7. Color temperature cannot exceed 3,500 Kelvin.

She also noted any motions should exclude the map component.

Motion by Sedlak, second by Pearsall
To open the public hearing at 7:59 p.m.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Sharon Delong, 11300 Post Lane - She asked if the developer found a site do they contact the township first, and who they contact first. Mr. Burkhalter stated they have picked sites where data centers can be located. Clerk Sedlak briefly reviewed the proposed areas. Ms. Delong asked If a developer comes in do they contact EGLE first or do they come to the township first and say they are going to look for water. Clerk Sedlak stated he didn't know but Supervisor St. Charles would know. Ms. Marin stated no final approval could be issued without permits from all other jurisdictions.

Jeff Delong – 11300 Post Lane – He has been reading about the cooling systems for the plants and they are coming up with a hybrid system to cool the plants and he felt that should be required. They aren't going to find that much water up to 5 million gallons a day, it's not reasonable. Clerk Sedlak stated usage vs. consumption, clarify. Mr. Delong stated the minimum of water usage would be 300,000 gallons of usage per day and depending on the climate and size of the data center it could be 5 million gallons per day which includes evaporation also. So this hybrid system seems much less harmful for the community. He didn't know where they would get all this water.

Phillip Smith, 8338 Bishop Road - He appreciated them being proactive in this instead of being forced into some decision down the road. He is nervous about it due to the large amount of property data centers take up. He thanked them for starting work on the ordinance. He is on a family farm since the 1920's, and with all of the residential they have noticed the water quality dropping, so he is concerned with the water quality. He is also concerned with the electrical usage, he has read some things about putting these in the ground. He appreciated it when he sees they are thinking about the local

citizens and not a big conglomerate.

Erin Burger, She appreciated it too, she spoke at Lyon Township too. She appreciated plans are being made to mitigate. The discharged water, even on the more efficient ones, they fill that water with chemicals and then dump it, if they could take that away, and make it their job to take the poisoned water and not dump it back into their wells she would like that to be included.

Adam Tesh 1457 South Hughes Road – He thinks we should all stop AI data centers. They are even saying the AI bubble is popping, so who's to say they will finish it, not to mention the environmental problems with the water and electrical usage. But where is the data going, what are they doing with it, he is very suspicious of it. He went to the one meeting, in Howell and it was filled out, this seems strange to him that no one Is here and it's quiet, this will bring people out because they are very passionate about this. It affects all of us. There are people protesting it. You already know more than I do, he can see most of them aren't for it anyway.

Josh, 63347 Stephan – He likes they are coming up with rules ahead of time, if they come to the township they will agree to all the testing and monitoring you talked about in the previous meeting. A lot of that testing and monitoring comes after it's already built, they already have their foot in the door, so testing the air quality, water consumption, electrical, all of that comes afterwards, he thought if that were to happen that would be something to think about.

Motion by Nale, second by Marshall
To close the public hearing at 8:14 p.m. due to no further comments.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Mr. Marshall stated Ms. Marin did an excellent job; this does seem quite complete. At the last meeting he had mentioned harmonics being injected into the grid, and he spent a lot of time reading about that, and what he's seen is there is a lot of evidence that leaves the harmonics being injected and it's not conclusive yet, there was an awful lot of information about that. As a result, he has been trying to contact DTE and their power quality team. He was informed they are not allowed to talk to the public, and the public can't talk to them. He was able to get them a message to a team to get some information for the Planning Commission. He would love DTE to come in and talk to them. He found a few references to what is an ultra-low harmonic drive system, for power injection, this will go to a root cause of injecting harmonics back into the grid. He does not have enough information, but they could include it if he finds out more. Ms. Marin stated as new technology evolves, they could amend it.

Mr. Janke stated the draft ordinance is pretty thorough, he is an advocate for moving forward and supporting this ordinance.

Clerk Sedlak stated they started this process a while back, and they saw what was

happening in other areas, they are trying to be proactive, they studied the patterns and they do not want to discourage the hysteria about data centers. There are a lot of people that don't understand, they are going about this in a methodical way, and it will protect the citizens of Green Oak, but they cannot ban data centers, but they can control them. This ordinance is fantastic.

Mr. Nale stated the technology is continuing, he liked that it applies a special use. They are trying to stay ahead.

Ms. Beyer stated it's valuable they have options with locations that don't have neighbors that are going to complain, it opens it up for an opportunity.

Motion by Sedlak, second by Marshall
To suspend normal procedures.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Motion by Marshall, second by Sedlak
To open the agenda.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Motion by Marshall, second by Pearsall
To add item 7E to the agenda to make a recommendation to the Township Board for approval or denial.

Roll Call Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Motion by Marshall, second by Beyer
To close the amended agenda.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

Motion by Marshall, second by Janke

To adopt a resolution recommending approval to the Township Board, Zoning Ordinance amendment to add Section 38-203 for high resource demand facilities as discussed at the 2/19/2026 Planning Commission meeting.

Roll Call Vote: **Ayes: Unanimous**
Nays: None

MOTION APPROVED

REPORTS

Chairman – None
Township Board Representative – Clerk Sedlak brought the Planning Commissioners up to date regarding the last Board meeting.
Zoning Board of Appeals Representative – Ms. Pearsall noted there is one applicant coming up in March.
Planning Consultant – Ms. Marin mentioned some upcoming projects that are in the hopper for future agendas.

Correspondence – Clerk Sedlak provided information from the Michigan Township Association.

CALL TO THE PUBLIC - None

ADJOURNMENT

The Planning Commission meeting was adjourned at 8:34 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

Green Oak Charter Township
Planning Commission
Regular Meeting Minutes
February 5, 2026

Approved: _____

The meeting was called to order by Mr. Burkhalter at 7:00 p.m.

Roll Call:	Audrey Beyer
	Cris Burkhalter
	Dwayne Janke
	Lary Marshall
	Doug Nale
	Michael Sedlak, Clerk
Absent:	Sarah Pearsall
Also Present:	Debra McKenzie, Zoning Administrator
	Michelle Marin, Carlisle/Wortman
	Leslie Zawada, CES
Guests:	5

APPROVAL OF AGENDA

Motion by Marshall, second by Janke
To approve the agenda as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

APPROVAL OF MINUTES

Motion by Marshall, second by Sedlak
To approve the minutes of January 15, 2026 as submitted.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

CALL TO THE PUBLIC -None

BUSINESS ITEMS

A. **Discussion on the adoption of an ordinance establishing a High Resource Demand Facility including Data Centers to the Green Oak Charter Township Zoning Ordinance. The proposed ordinance would create a High Resource Demand Facility including Data Centers Overlay District to provide standards and regulations for the siting, development, and operation of data center facilities within designated areas of the Township. The ordinance addresses permitted uses, development standards, infrastructure requirements, and other related provisions.**

Mr. Burkhalter explained this is simply a discussion on an ordinance. They don't expect there will be any business done; they are trying to get in front of this issue.

Ms. Marin explained these are effectively data centers, they are not using that term because this technology is changing so fast, they want to include everything that will present a similar concern from a land use perspective. They are writing ordinances for every community including cities that are built out to get ahead of this. This has been a group effort. The collective mind has come up with regulations that are fit for townships and fit for cities and then they can adjust it as needed. The overlay district is also being proposed, one of those areas does overlap slightly with the wellhead protection area, but in no case would a data center be in the wellhead protection area.

Ms. Zawada stated in reviewing the draft ordinance she thought there were items to consider. The Planning Commission could prohibit fuel storage and diesel generators. Sound studies and water consumption calculations would be due at submittal. Discharge to a sanitary sewer, may require an industrial pretreatment program if sewer is available depends on what kind of chemicals are proposed within the cooling system. She would also state that they are not permitted in well head protection district. Under H-1 page 11 of the draft ordinance, she would recommend adding a sound study to paragraph 1, giving them the right to hire a sound engineer on these specialized projects. Under J.6.A page 12, failure to decommission, at the end of para-A she would add "and assess/lien parcels for any cost in excess of the submitted bond."

Mr. Janke stated he would be opposed to putting a ban on diesel powered generators. What drives this whole meeting is data centers, if there are other uses that come up are they going to prohibit that, he would have a problem banning diesel generators. Mr. Nale stated would that be for emergency or back up power? Some of them are a second source of power and running all the time. Mr. Marshall asked if there would be opposition to only using diesel generators strictly as an emergency backup. Mr. Janke stated there are considerations he would take a look at. Clerk Sedlak stated he understood what he was saying, but if you look at what it takes to do a small data center, it's also the cooling fan sounds. He's not opposed to generators but let's control them.

Mr. Janke stated the concern was will the property owner draw from the ground water and discharge it to ground water, with concern being the tributaries of the Huron River. Mr. Burkhalter stated a lot of these designs are the closed loop system, not continuously drawing out of the ground water, that's his understanding, which would be very important to him since the whole township is on a well and septic for the most part.

Clerk Sedlak stated in the beginning they did draw from ground water, but those data centers are like an iPhone 1, the closed loop systems are more efficient, which is why they have to define usage vs. consumption. There would be strict prohibition of discharges to the water of the State, so everything must be kept on site.

Mr. Marshall stated he had a question about regulations on fuel storage tanks, he didn't think they had regulations on that. Clerk Sedlak stated they do, given the gas station on Pleasant Valley Road and Grand River, if there will be fuel storage on site, its up to the owner to provide the highest level of protection available if there will be fuel storage on site.

Mr. Marshall questioned the transparency requirements; he didn't think windows would be necessary. If the buildings were 200' off the road and they stiffened the screening requirements, then couldn't they get away from the windows? Ms. Marin stated in terms of the façade they can pull it back, this was the recommended base line, they can scale it back. Mr. Marshall stated he didn't know if he would want a full-size cooling tank. He has many comments, but he will send them to CES.

Mr. Marshall asked if they want to add a height restriction to the water tower. Ms. Marin stated in the current ordinance there is an exception to the height restriction. Ms. Marin stated the building height is 45' they can clarify any other feature does have a maximum height that is different than the 45'. Clerk Sedlak stated they allowed a hotel to go in with a certain height. Ms. Marin stated that was in a PUD so that's different, it would be easier to defend in court. Clerk Sedlak stated he wants to make sure they are limiting their liability exposure. Ms. Marin stated she can investigate further what a typical height is for these types of facilities.

Ms. Beyer stated her interest is if they look at reusing existing buildings that are no longer in use. Ms. Marin stated that was the big question, why green fields, it's just a cost thing for them, these are probably going to be obsolete in the next 10 years anyway, they are going up so fast, and they will be on satellites since no cooling will be needed.

Mr. Nale stated the sound is a major concern, so the sound study needs to happen. He does like strengthening the decommissioning bond.

Clerk Sedlak stated they need to take care of the discharges and that all must remain on site. The sound study should include all hertz ranges, not just a dba scale, low frequency hertz or high frequency hertz. If there are generators, sound studies shall be done while those are running.

Mr. Marshall stated he read about electrical harmonics being injected into the electrical infrastructure that they suspect is coming from some of these facilities and they are

starting to see areas where appliances are failing. Clerk Sedlak stated that should be verified through DTE.

Ms. Marin stated we have the public hearing scheduled for the February 19 meeting.

Clerk Sedlak stated they started working on this and knew they had to get ahead of this, they looked at the township in areas that would have the least impact of the greater community. Next to the prison, north end of Rushton, the empty property on Whitmore Lake Road, Spicer Road, they have to have areas for them just like they had to have them for adult entertainment clubs, they can't be exclusionary. They want to get in front of this to protect the citizens.

Ms. Marin will include diesel generators in the next iteration before making any recommendation. Mr. Nale stated there has to be sound studies. Clerk Sedlak suggested looking at the Rousch plant in Livonia or Lyon Township where there are diesel generators operating at the former dump site what kind of regulations did they have and it has to include the cooling fan sounds.

Mr. Burkhalter closed the discussion.

REPORTS

Chairman – Mr. Burkhalter noted the completion of the M36 roundabout will be done this summer and the corner of Rushton and Doane will be rebuilt.
Township Board Representative – Clerk Sedlak brought the Planning Commissioners up to date regarding the last Board meeting.
Zoning Board of Appeals Representative – None
Planning Consultant – Ms. Marin noted they will revisit the accessory structure amendment, and maybe one or two development reviews.

Correspondence – None

CALL TO THE PUBLIC

Jeff Delong 11300 Post Lane – He noted the noise studies, the noise inside the building, the outside generators, and the cooling towers, will they study all of those noises together if they are running at the same time, that's something that the neighbors would want to know.

Sharon Delong 11300 Post Lane – She is worried about light pollution, has anything been issued regarding that. Mr. Burkhalter stated in general they have strict lighting standards.

Mark Nice 63052 W. Eight Mile Road – He has a daughter and grandkids in Lyon Township, and they are looking out at the Coca Cola plant who said we have strict rules on lighting. The lights are supposed to look down and it doesn't. He has gone to the Lyon Township meetings as well. All the trucking that needs to go into the facility to build it, they aren't running the gravel trucks 6-9 months up and down Milford Road, they will come down South Hill, so that's something they need to consider where are

those trucks going. The height, he would have to imagine structures and occupied buildings are different, he used to build windmills and in certain townships he could only go so high with windmills, they may want to consider that. He appreciated them getting in front of it, it's a stark contrast between them and Lyon Township. Regarding the decommission bond, there are some feelings this will be like the .com bubble, but where will they be in 10 years. There are a lot of lithium batteries, and possible fires that the fire department can't put out the fire. Where does the pollution go? The hum has been known to cause mental disruptions in people, headaches, the noise, the light, the water consumption, it's a closed loop but it has to be purged. Everyone has a back up generator because they can't keep the power going. What kind of gigawatts are they going to consume and how will that affect the neighborhood. There are not a lot of jobs, ask how many parking spaces and bathrooms that's a good indication.

Mr. Burkhalter closed the call to the public at 7:45 p.m. due to no further comments.

ADJOURNMENT

The Planning Commission meeting was adjourned at 7:45 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary

ZONING/MASTER PLAN AMENDMENT FORM

Livingston County Planning Commission, 304 East Grand River, Suite 206, Howell, MI 48843-2323

LOCAL CASE NUMBER _____ COUNTY CASE NUMBER _____

The Green Oak Charter Township Planning Commission is submitting the following amendment for review and comment.

REZONING (MAP AMENDMENT) Property description and location (attach a map of the proposed amendment as required by law).

Size: _____ Property tax identifier: _____

Location: _____

Existing Zoning District is: _____ Proposed Zoning District: _____

Name of Petitioner: _____ Name of Property Owner: _____

Purpose of Change: _____

Existing Land Use: _____

ZONING ORDINANCE TEXT AMENDMENT The following Article(s) and Section(s) to be amended:

Article Number(s): _____ Article Name(s): _____

Section Number(s): 38-203 Section Name(s): High Resource Demand Facility including Data Centers

Please attach a copy of the proposed zoning ordinance changes.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on January 20, 2026 In the Livingston Daily press and Argus
(not less than 15 days before the public hearing per Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3103)

_____ Newspaper, which has general circulation in the jurisdiction. The Green Oak Charter Township Planning Commission held a public hearing on February 19, 2026 to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

a. ☑ The meeting minutes are attached.
b. ☐ The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

_____

MASTER PLAN

☐ Adoption of new or revised plan ☐ Amendment (Section/Chapter) _____

Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public hearing and copies of the proposed language/map, along with the name and address of each, and date of submittal.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on _____
(not less than 15 days before the public hearing per Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3843)

in the _____ Newspaper, which has general circulation in the jurisdiction.

The Green Oak Charter Township Planning Commission held a public hearing on _____ (date) to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

a. ☐ The meeting minutes are attached.
b. ☐ The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

_____

LOCAL JURISDICTION PLANNING COMMISSION ACTION

The recommendation of the Green Oak Charter Township Planning Commission, at its meeting of February 19, 2026 (date), was:

☑ Approval ☐ Disapproval ☐ Approval under the following conditions: (use additional sheets as necessary)

_____

_____
(Chair Signature)

LIVINGSTON COUNTY PLANNING COMMISSION ACTION

Date Received _____ Date of LCPC Meeting _____

The Commission on the above meeting date took the following action:

☐ Approval ☐ Approval with conditions stated in attachment ☐ Disapproval ☐ No action-encourage further review

_____ (Chair Signature) _____ (Director Signature)

LOCAL JURISDICTION BOARD ACTION

Date of Meeting _____ The Green Oak Charter Township Board at a legally constituted meeting held on the above date ☐ PASSED ☐ PASSED WITH AMENDED LANGUAGE ☐ DID NOT PASS ☐ NO ACTION-ENCOURAGE FURTHER REVIEW the recommended change contained herein.

Please sign and return one completed copy of this form to the Livingston County Planning Department.

_____
(Clerk)

GREEN OAK CHARTER TOWNSHIP NOTICE OF INTRODUCTION

Notice is hereby given: the Green Oak Charter Township Board of Trustees at the regular meeting of March 4, 2026, introduced for adoption by a first reading the following ordinance and further posting in the Office of the Clerk, the Township's website and at the five locations listed below.

GREEN OAK CHARTER TOWNSHIP
ORDINANCE NUMBER 01-2026

AN ORDINANCE TO AMEND CHAPTER 38, ZONING, ARTICLE IV, DISTRICT REGULATIONS 38-203: HIGH RESOURCE DEMAND FACILITIES THEREOF.

A complete copy of the entire ordinance is available for review at the Green Oak Township Hall, located at 10001 Silver Lake Road, Brighton MI 48116 during regular business hours, greenoaktwp.com and posted at the following locations. 9420 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863 Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road, Brighton, MI

Michael H. Sedlak, MiPMC,CMC
Green Oak Charter Township Clerk

Posted: 3/5/2026

GREEN OAK CHARTER TOWNSHIP
NOTICE OF INTRODUCTION

Notice is hereby given: the Green Oak Charter Township Board of Trustees at the regular meeting of March 4, 2026, introduced for adoption by a first reading the following ordinance and further posting in the Office of the Clerk, the Township's website and at the five locations listed below.

GREEN OAK CHARTER TOWNSHIP
ORDINANCE NUMBER 01-2026

AN ORDINANCE TO AMEND CHAPTER 38, ZONING, ARTICLE IV, DISTRICT REGULATIONS 38-203: HIGH RESOURCE DEMAND FACILITIES THEREOF.

A complete copy of the entire ordinance is available for review at the Green Oak Township Hall, located at 10001 Silver Lake Road, Brighton MI 48116 during regular business hours, greenoaktwp.com and posted at the following locations. 9420 Whitmore Lake Road, Brighton, MI, 11411 Grand River, Brighton, MI, 9863 Rushton Road, South Lyon, MI, 8965 Fieldcrest, Brighton, MI, 10001 Silver Lake Road, Brighton, MI

Michael H. Sedlak, MiPMC,CMC
Green Oak Charter Township Clerk

Posted: 3/5/2026

LV-43623855

USA TODAY CO.

LocaliQ

PO Box 630491 Cincinnati, OH 45263-0491

AFFIDAVIT OF PUBLICATION

Carrie Humble
Green Oak Township
10001 Silver Lake Rd
Brighton MI 48116-8361

STATE OF WISCONSIN, COUNTY OF BROWN

The Livingston Daily Press and Argus, a newspaper published in the city of Howell, Livingston County, State of Michigan, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

03/11/2026

and that the fees charged are legal.
Subscribed and sworn to before me on 03/11/2026

Legal Clerk

Notary, State of WI, County of Brown

5·15·27

My commission expires

Publication Cost:	$114.85	
Tax Amount:	$0.00	
Payment Cost:	$114.85	
Order No:	12148735	# of Copies:
Customer No:	1434222	1
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

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Michael H. Sedlak, MiPMC,CMC
Green Oak Charter Township Clerk

Posted: 3/5/2026

LV-43623855

Livingston County Department of Planning

March 19, 2026

Scott Barb
AICP, PEM
Planning Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

Green Oak Township Board of Trustees
c/o Mike Sedlak, Township Clerk
10001 Silver Lake Rd.
Brighton, MI 48116

Re: Z-05-26: Text Amendment Sec 38-203: High Resource Demand Facilities Ordinance

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, March 18, 2026 and reviewed the zoning case referenced above. The County Planning Commissioners made the following recommendation:

Z-05-26 **Approval:** Prior to final approval, the County Planning Commission encourages the Township to consider all recommendations outlined in the staff's report and the planning commission's comments. Additionally, the Township Attorney should review the proposed zoning ordinance language before final approval.

Sincerely,

Martha Haglund

Martha Haglund

Enclosures

C: Cris Burkhalter, Planning Commission Chair
Debra McKenzie, Township Zoning Administrator

Agendas, Minutes & Meeting Packets are available at:
https://milivcounty.gov/planning/commission/

Department Information

Administration Building
304 E. Grand River Ave.
Suite 206

•

Phone
(517) 546-7555
Fax (517) 552-2347

•

Web Site
Milivcounty.com/planning

Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING
Wednesday, March 18, 2026 – 6:30 p.m.
Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Agenda

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – March 18, 2026
5. Approval of Meeting Minutes – February 18, 2026
6. Call to the Public
7. Public Hearing: 2026 Livingston County Master Plan
8. Zoning Reviews
    A. Z-05-26 Green Oak Township Text Amendments, Section 38-203 High Resource Demand Facilities
    B. Z-06-26 Genoa Township Text Amendments, Section 13 Environmental Protection Regulations
8. Old Business:
9. New Business:
10. Reports
    A. 2026 Citizen Planner Program Update
    B. New Planning Commissioner Update
11. Commissioners Heard and Call to the Public
12. Adjournment

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Director

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Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

Phone/Fax
P: (517) 546-7555
F: (517) 552-2347

Web Site
https://milivcounty.gov/planning/

ZONING/MASTER PLAN AMENDMENT FORM

Livingston County Planning Commission, 304 East Grand River, Suite 206, Howell, MI 48843-2323

LOCAL CASE NUMBER _____ COUNTY CASE NUMBER _____

The Green Oak Charter Township Planning Commission is submitting the following amendment for review and comment.

REZONING (MAP AMENDMENT) Property description and location (attach a map of the proposed amendment as required by law).

Size: _____ Property tax identifier: _____

Location: _____

Existing Zoning District is: _____ Proposed Zoning District: _____

Name of Petitioner: _____ Name of Property Owner: _____

Purpose of Change: _____

Existing Land Use: _____

ZONING ORDINANCE TEXT AMENDMENT The following Article(s) and Section(s) to be amended:

Article Number(s): _____ Article Name(s): _____

Section Number(s): 38-203 Section Name(s): High Resource Demand Facility including Data Centers

Please attach a copy of the proposed zoning ordinance changes.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on January 20, 2026 In the Livingston Daily press and Argus
(not less than 15 days before the public hearing per Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3103)

_____ Newspaper, which has general circulation in the jurisdiction. The Green Oak Charter Township Planning Commission held a public hearing on February 19, 2026 to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

a. ☑ The meeting minutes are attached.
b. ☐ The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

_____

MASTER PLAN

☐ Adoption of new or revised plan ☐ Amendment (Section/Chapter) _____

Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public hearing and copies of the proposed language/map, along with the name and address of each, and date of submittal.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on _____
(not less than 15 days before the public hearing per Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3843)

in the _____ Newspaper, which has general circulation in the jurisdiction.

The Green Oak Charter Township Planning Commission held a public hearing on _____ to hear the views of the public on the proposed amendment.
(date)

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

a. ☐ The meeting minutes are attached.
b. ☐ The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

_____

LOCAL JURISDICTION PLANNING COMMISSION ACTION

The recommendation of the Green Oak Charter Township Planning Commission, at its meeting of February 19, 2026 (date), was:

☑ Approval ☐ Disapproval ☐ Approval under the following conditions: (use additional sheets as necessary)

_____

_____
(Chair Signature)

LIVINGSTON COUNTY PLANNING COMMISSION ACTION

Date Received _____ Date of LCPC Meeting 3/18/24

The Commission on the above meeting date took the following action:

☒ Approval ☐ Approval with conditions stated in attachment ☐ Disapproval ☐ No action-encourage further review

_____ (Chair Signature) _____ (Director Signature)

LOCAL JURISDICTION BOARD ACTION

Date of Meeting _____ The Green Oak Charter Township Board at a legally constituted meeting held on the above date ☐ PASSED ☐ PASSED WITH AMENDED LANGUAGE ☐ DID NOT PASS ☐ NO ACTION-ENCOURAGE FURTHER REVIEW the recommended change contained herein.

Please sign and return one completed copy of this form to the Livingston County Planning Department.

_____
(Clerk)

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO APPROVE AND ADOPT THE 2026 LIVINGSTON COUNTY MASTER PLAN, SECONDED BY COMMISSIONER BOWDOIN.
See Attached Resolution
All in favor, motion passed
ABSENT: BURKHOLDER

8. ZONING REVIEWS:

A. Z-05-26: GREEN OAK TOWNSHIP TEXT AMENDMENTS, SECTION 38-203 HIGH RESOURCE DEMAND FACILITIES

The Green Oak Township Planning Commission is proposing to amend their zoning ordinance to include a new section and definitions related to High Resource Demand Facilities. While the primary focus is to regulate facilities such as data centers, the Commission recognizes the rapid evolution of technology could change what is currently understood as Data Centers. The proposed language aims to encompass any future uses that require a high level of Township resources.

Township Recommendation: Approval. The Green Oak Township Planning Commission recommended approval at their February 19, 2026, meeting. Several people spoke about their concerns regarding energy and water usage but were overall supportive of having the proposed Ordinance.

Staff Recommendation: Approval. The proposed ordinance amendment has been thoroughly reviewed. Prior to final approval, the staff encourages the Township to consider all recommendations outlined in this review and to have their Township attorney review the proposed zoning ordinance language.

Commission Discussion: Commissioner Galbraith asked about the final approval process. Commissioner Bowdoin believes the proposed ordinance is well done. Commissioner Call believes the decommissioning of data centers is important to be included in the ordinance. Commissioner Wright praised the first step aspect of the Township but believes the author of the language did not understand the noise standards within the ordinance. For instance, Leq. should not used with impulse noise or the 30 dBA threshold for impulse noise should be loader than the continuous noise standard of 40 dBA. He believes the noise standards should be reviewed and corrected. Commissioner Wright also does not support any incorporation of renewable energy in the ordinance.

Public Comment: None

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL, WITH STAFF'S RECOMMENDATIONS AND PLANNING COMMISSION COMMENTS, SECONDED BY COMMISSIONER GALBRAITH.
Motion Passed 5-0
AYES: 4
NAYS: 1 (WRIGHT)

B. Z-06-26: GENOA TOWNSHIP, TEXT AMENDMENTS, SECTION 13 ENVIRONMENTAL PROTECTION REGULATIONS

The Genoa Township Planning Commission is proposing amendments to its Zoning Ordinance to update the names of regulatory departments and associated legislation. These revisions will also introduce new requirements for wetland protection setbacks and land divisions. Additionally, revisions are proposed for the hazardous materials section, specifically addressing the requirements for aboveground and temporary storage tanks.

Township Recommendation: Approval with Conditions. The Genoa Township Planning Commission recommended approval with conditions at their February 09, 2026, meeting. The conditions being (1) Review and

Livingston County Department of Planning

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Planning Director

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Planning Intern

MEMORANDUM

TO: Livingston County Planning Commission and the Green Oak Township Board of Trustees

FROM: Martha Haglund, Principal Planner

DATE: March 07, 2026

SUBJECT: Z-05-26 Amendment to Article 38.203 High Resource Demand Facilities

The Green Oak Township Planning Commission is proposing to amend their zoning ordinance to include a new section and definitions related to High Resource Demand Facilities. While the primary focus is to regulate facilities such as data centers, the Commission recognizes the rapid evolution of technology could change what is currently understood as Data Centers. The proposed language aims to encompass any future uses that require a high level of Township resources.

Staff reviewed the proposed amendments for accuracy and compatibility with the existing ordinance language and offers the following summary for your review. Staff comments are noted throughout.

ADDITION TO ARTICLE 5 SUPPLEMENTARY REGULATIONS: SECTION 38-203: HIGH RESOURCE DEMAND FACILITIES

A. Purpose and Intent

The purpose of this ordinance is to establish a regulatory framework for siting, design, operation, and decommissioning of High Resource Demand Facilities, which include data centers and data processing centers, in order to balance local economic impacts with protection of public health, safety, welfare, natural resources, and neighborhood character. Standards are intended to:

1. Direct High Resource Demand Facilities to locations with existing and adequate infrastructure, redevelopment and infill of existing sites, and minimal land-use conflicts;
2. Avoid and mitigate nuisance impacts (noise, vibration, light/glare, air pollution and emissions);
3. Ensure efficient consumption and use of electricity and water, prioritizing renewable energy and conservation.

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4. Promote context-appropriate architecture and robust screening;
5. Ensure compatibility with adjacent land uses and the Township's Master Plan; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability

1. This section applies to High Resources Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale, and Accessory as defined herein.

2. A complete Special Approval Use Permit application and Site Plan application is required per Section 38-44 and 38-71.

3. Approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other provisions of the Zoning Ordinance and all other applicable Township Ordinances.

4. Where silent within this provision, other applicable provisions apply (e.g., lighting, landscaping, stormwater, and performance standards).

***Staff Comments**: The purpose, intent, and applicability of the provisions are clear and suitable.*

C. Definitions

1. **High Resource Demand Facility (HRDF):** A principal nonresidential facility, campus, or group of buildings under common ownership or control that is characterized by (i) continuous or near-continuous operation, and (ii) significant mechanical, electrical, or cooling infrastructure, and that meets the applicability criteria in subsections (A) and (B) below.

   A facility shall be considered an HRDF only when both of the following are met:

   A. Operational Characteristics. The facility includes one or more of the following operational characteristics that are integral to the primary use:
      1. Central plant or large-scale mechanical cooling and/or ventilation systems serving process loads or IT/electronic equipment;
      2. On-site emergency generation with an aggregate nameplate capacity exceeding 2,000 kW or 2 MW, and/or on-site fuel storage exceeding 10,000 gallons;
      3. Dedicated electrical transformation/switchgear yard, substation, or similarly intensive electrical infrastructure primarily serving the facility;
      4. 24-hour operations and/or operational necessity requiring uninterrupted environmental control (temperature/humidity) or high-reliability power systems.

   B. Resource/Infrastructure Thresholds. The facility exceeds one or more of the following thresholds, as demonstrated by applicant-prepared estimates and utility/service provider documentation, including any phased expansion approved or constructed within five (5) years:

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

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

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

Relationship to Data Centers. A Data Center or Data Processing Center that meets the HRDF definition shall be considered an HRDF and shall comply with all applicable HRDF supplemental standards.

2. **Data Center:** A facility used for the centralized storage, management, processing, and transmission of digital information, typically containing computer servers, data storage systems, telecommunications equipment, power distribution systems, cooling and ventilation systems, uninterruptible power supplies, backup generators, and associated support infrastructure. The term includes colocation centers, cloud-computing facilities, hyperscale computing facilities, and similar high-intensity information technology operations. The term does not include small server rooms, IT closets, or similar equipment rooms that are clearly accessory and subordinate to another lawful principal use.

3. **Data Processing Center:** A building or portion of a building used primarily for the manipulation, analysis, computation, or transformation of digital information through computer hardware or specialized equipment. A Data Processing Center may include servers or digital processing equipment but is typically of smaller scale or lower intensity than a Data Center and may involve office or administrative functions associated with data manipulation. The term does not include general business offices or accessory server rooms subordinate to a principal use.

4. **Large-Scale Data Center and Data Processing Center**: A center equal or greater than 25,000 sq ft gross floor area or located on a site greater than 10 acres.

5. **Small-Scale Data Center and Data Processing Center:** A center less than 25,000 sq ft, often serving local or regional networks.

6. **Accessory Data Center and Data Processing Center:** A center that is clearly incidental and subordinate to a principal use (e.g., hospital, university, large employer) and less than 10,000 sq ft.

7. **Battery Energy Storage System (BESS).** One or more electrochemical energy storage containers, inverters, switchgear, and associated equipment, which may be co-located with a High Resource Demand Facility to provide resiliency or load management.

8. **On-site Substation/Switchyard.** Electric utility facilities (e.g., transformers, breakers) necessary to serve a data center.

9. **Water Consumption.** The portion of Water Usage that is permanently removed from immediate availability for reuse within the same watershed as a result of High Resource Demand Facility operations. Water Consumption includes, but is not limited to, water lost through evaporation, drift, blowdown discharged to a different watershed, incorporation into products or waste streams, or other processes that prevent return of the water to the local hydrologic system in a usable form.

10. **Water Usage.** The total volume of water withdrawn, diverted, or supplied to a High Resource Demand Facility from any source, including public water systems, private wells, surface water, reclaimed water, or other sources, over a specified period of time. Water Usage includes all water delivered to the facility for cooling, humidification, fire suppression testing, domestic use, equipment maintenance, or other operational purposes, regardless of whether such water is later returned to the same watershed, reused on-site, or discharged as wastewater.

Staff Comments: *The definitions offer an innovative way to classify various facilities according to their resource demands. The threshold standards are appropriate, and staff agree they would be considered high-demand facilities. For instance, using 100,000 gallons of water a day would be equivalent to the use of approximately 250 households.*

There are a couple thoughts for the Township to consider:

Fuel storage appears to be designated for generator and emergency use only. The Township may want to clearly specify the type of fuel storage being referred to, whether it be aboveground, underground, or temporary. In the Performance Standards section the Township could include more specific standards for fuel storage and specify it must abide by all federal, state and local regulations.

The Township currently does not have a Battery Energy Storage Systems Ordinance. However, there are some requirements outlined under the Performance Standards in the proposed ordinance in section 38-203.G.4. In the future it could be beneficial for the Township to consider drafting ordinance language that regulates Battery Storage Facilities as a principal use and consider appropriate areas for the use in the Township.

D. Districts Permitted

1. High Resource Demand Facility: Special Approval Use in High Resource Demand Facility Overlay District only
2. Large-Scale Data Centers and Data Processing Centers: Special Approval Use in High Resource Demand Facility Overlay District only
3. Small-Scale Data Centers and Data Processing Centers: Special Approval Use in High Resource Demand Facility Overlay District only
4. Accessory Data Centers and Data Processing Centers: Special Approval Use accessory to an approved principal use in the GI – General Industrial, LI – Limited industrial, and RO – Research Office districts only. Prohibited elsewhere.

Staff Comments: *The boundaries of the overlay district are not being reviewed due to the adjacent landowners not being properly notified prior to the 2/19/26 Green Oak Planning Commission public hearing. The Overlay district is anticipated to be reviewed at the next Livingston Couty Planning Commission meeting.*

As an overview: The draft overlay consists of 4 areas for a total of approximately 225 acres.

(1) An area near Grand River Ave and Silver Lake Rd, zoned General Industrial.
(2) An area near M-36 and Spicer, zoned Residential and a Superfund Site.
(3) An area off Whitmore Lake Rd., zoned Public Land.
(4) An area near 8-Mile and Whitmore Lake Rd., zoned General Industrial.

A comprehensive review of the High Resource Demand Facility Overlay District will be conducted once it is submitted to the county staff.

In the context of this review, the establishment of an overlay for high-resource demand facilities is appropriate and reasonable. The language also allows accessory data centers within the General Industrial, Limited Industrial, and Research Office Districts, which would be compatible with permitted uses in those districts.

Staff Comments*: Another standard for the Township to consider is to require projects to be or have the ability to be connected to sewer and water infrastructure.*

E. Dimensional Standards

1. Minimum Lot Area:
   a) High Resource Demand Facility: 10 acres
   b) Large-Scale: 10 acres
   c) Small-Scale and Accessory: 2 acres
2. Maximum Building Height, including all mechanical equipment and heating and cooling towers: 45 feet
3. Maximum Lot Coverage, including all mechanical equipment: 60%
4. Minimum Setbacks:

a) High Resource Demand Facility: 200 feet from all property lines and private or public right-of-way
b) Large-Scale: 200 feet from all property lines and private or public right-of-way
c) Small-Scale and Accessory: 75 feet from all property lines and private or public right-of-way

5. Greenbelt:
   a) A minimum 50-foot landscaped greenbelt shall be provided along all property lines.
6. Siting:
   a) A High Resource Demand Facility, including but not limited to a Large Scale Data Center, shall not be located on any parcel that is within 500 feet of any residential zoned or used property.

***Staff Comments**: For reference the dimensional standards for the General Industrial District are as follows:*
Area (Lot Size): 2 acres
Height: 50 feet
Front yard setback: 75 ft
Side yard setback: 35 feet
Rear and waterfront yard: 75 ft,
Maximum % Lot Area Covered by all Buildings 35%
Maximum % of Impervious Surface 90%.

***Staff Comments:** Staff offers the following items to consider regarding the proposed dimensional standards:*

(1) The height standards could be increased by 5 feet to be compatible with the General Industrial district.

(2) The Township could make the Lot Coverage consistent with their existing schedule of regulations and designate a % of Lot Covered by All Buildings and % of Impervious Surface.

(3) Under "Siting" the HRDF and Larger Scale are not permitted to be within 500 feet to residential zoned parcels. This would invalidate the superfund site being proposed in the overlay because it is adjunct to residential a zoned area. Staff would recommend rewording as follows: "A High Resource Demand Facility, including but not limited to a Large-Scale Data Center, shall not have a structure, building or mechanical equipment be located ~~on any parcel that is~~ within 500 feet of any residential zoned or used property."

(4) The Township both limits use to industrial areas and require large setbacks near residential areas. A reduction in the setback of 200 feet may be reasonable. Further the Township has proposed strong façade, lighting, and screening standards that could further reduce the need for a 200-foot setback.

(5) Consider adding a maximum square footage of any building/structure.

F. Site and Design Standards

1. Architecture & Façade Articulation
   a) Massing and Scale
      1. Building mass, height, bulk, scale, and proportion shall maintain

consistency with the existing character of the adjacent buildings.

2. Building design should employ coordinated massing to achieve overall unity, appropriate scale, and visual interest.

b) Architectural design and building materials.
   1. Transparency requirements. Transparent elements may include windows, glazed doors, clerestory windows, or architectural glazing.
      a. Ground floor transparency.
         1. A minimum of 20 percent of the length of each ground-floor street-facing façade shall include transparent elements.
         2. Minimum Window Spacing. No uninterrupted blank wall segment exceeding 50 feet in length shall be permitted along a street-facing façade.
         3. Height of Transparency. Required transparent elements shall be located between 3 feet and 15 feet above finished grade.

      b. Upper-Level Transparency
         1. Upper floors visible from a public or private right-of- way shall include architectural articulation and transparency equivalent to at least 10 percent of the façade length.
         2. Upper-level transparency may be achieved through Windows or glazed panels; Spandrel glass or fritted glazing; Architectural recesses, false window systems; or similar design features that simulate transparency while maintaining security.

   2. Façade variation. Wall designs must provide a minimum of three of the following elements, in addition to transparency requirements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
      a. Expression of structural system and infill panels through change in plane not less than three inches.
      b. System of horizontal and vertical scaling elements, such as belt course, string courses, cornice, pilasters.
      c. System of horizontal and vertical reveals not less than one inch in width/depth.
      d. Variations in material module, pattern, and/or color.
      e. System of integrated architectural ornamentation.
      f. Green screen or planter walls.
      g. Translucent, fritted, patterned, or colored glazing.

   3. Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon quality of its design and compatibility with surroundings.

4. Buildings within the same development should be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.

5. Minimize monotony of expansive exterior walls by incorporating the following elements: staggering of vertical walls; recessing openings; providing upper-level roof overhangs; using deep score lines at construction joints; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roofline.
6. Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
7. Entrances to individual buildings shall be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.

c) Material standards.
   1. Durable building materials, simple configurations, and solid craftsmanship are required. At least 75% of walls visible from public or private rights- of-way, exclusive of wall areas devoted to meeting transparency requirements, shall be constructed of brick, glass, metal (beams, lintels, trim elements, and ornamentation only), wood lap, stucco, split-faced block, or stone. Vinyl or aluminum siding shall only be used for accents. Exterior Insulation Finishing Systems (E.I.F.S.) or similar material is not permitted as a primary building material.
   2. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
   3. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
   4. Materials shall be consistent with adjoining buildings.
   5. Buildings shall have the same materials, or those that are architecturally compatible, for construction of all building walls and other exterior building components wholly or partly visible from public or private rights-of-way and public parking lots.
   6. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
   7. Transitional features.
      a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher-intensity uses and residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.
      b. Intensity. A continuum of use intensity, where moderate-intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multibuilding developments. An example would be an office use between commercial and residential uses.
      c. Height and mass. Building height and mass in the form of building step- backs, recess lines or other techniques shall be graduated so that structures with higher-intensity uses are comparable in scale with adjacent structures of lower-intensity uses.

d. Architectural features. Similarly sized and patterned architectural features, such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

2. Mechanical, Loading, and Rooftop Equipment
   a) Mechanical equipment shall be fully enclosed unless where mechanically unfeasible based on manufacturers' specifications.
   b) If located outside of a building, all mechanical equipment (HVAC, generators, cooling towers, transformers) shall be fully screened by architecturally compatible walls/panels.
   c) Rooftop equipment shall be screened to full height from public or private rights-of-way
   d) Service/loading areas shall be oriented away from residential districts where feasible and screened per Section 38-177.

3. Lighting
   a) Security and area lighting shall comply with Section 38-364: full cut-off fixtures, down-directed, and shielded to prevent glare and light trespass beyond property lines.
   b) Maximum maintained illuminance at the property line shall not exceed 0.5 foot-candles adjacent to residential and 1.0 foot-candle elsewhere.
   c) Color temperature shall not exceed 3,500 Kelvin.

4. Landscaping & Buffers
   a) Provide required greenbelts and landscape screening per Section 38-177.
   b) Parking lots shall meet interior landscaping ratios; heat-island mitigation via shade trees is required.

***Staff Comments**: Township could include a reference to the Greenbelt requirements in this proposed language, Sec. 38-203.E.5.*

5. Stormwater and Wastewater
   a) Stormwater.
      1. On-site detention and water-quality treatment are required per the Livingston County Drain Commission. Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge.
   b) Withdrawals/Discharge.
      1. Used water may not be discharged into any Waters of the State as defined by Michigan's Natural Resources and Environmental Protection Act (CNREPA).
      2. Any water withdrawal or discharge shall comply with applicable state and county permits.

6. Traffic and Construction Management
   a) A Construction Logistics and Traffic Management Plan is required identifying haul routes, delivery windows, worker parking, and dust/mud control.

b) Construction hours shall be limited to 7:00 a.m.–7:00 p.m. Monday–Saturday unless otherwise approved.

Staff Comments: *The façade, screening, and lighting standards allow the Township to control the appearance of the building and are appropriate. Additionally, the construction standards will help to address phased development.*

One recommendation here would be to include Parking Standards or consider how HRDF fits into the existing parking standards in Section 38-312, Off-street parking space requirements.

Another consideration is that these standards appear to be applicable to facilities of all sizes. Small-scale facilities may benefit from utilizing existing standards designed for warehouse or shipping operations.

G. Performance Standards

1. Noise and Vibration
   a) Noise Limit. Routine operations (including cooling equipment and generators) shall not exceed 50 dBA Leq of continuous noise and 60 dBA Leq of impulse noise at the property line. Nighttime (10 p.m.–7 a.m.) limits shall not exceed 40 dBA Leq of continuous noise and 30 dBA of impulse noise. Noise limits shall be measured at all frequencies from sub-sonic to hyper sonic.
   b) Generator Testing. Routine testing shall occur between 8:00 a.m.–6:00 p.m. weekdays. Noise limits for generator testing and use of back-up generators during power outages shall not exceed 60 dBA Leq of continuous noise and 100 dBA Leq of impulse noise at the property line.
   c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy noise studies by a qualified acoustical engineer; apply penalties for prominent discrete tones (+5 dB) and impulsive noise per ANSI S12 standards. The study shall include all proposed development on a lot or site plan and shall be measured at five (5) feet above grade along the property lines. The noise study shall address the following circumstances:
      1. Expected maximum noise output with all cooling and any other noise- generating equipment operating simultaneously at full operational load.
      2. The use of back-up generators during power outages.
      3. The routine testing of generators.
   d) Vibration. Operations shall not cause perceptible vibration at the property line per ANSI/ISO criteria.

Staff Comments*: Including noise standards for these uses are important particularly regarding generator testing. With the screening and setbacks requirements from residential these decibel levels seem feasible and appropriate. Although the Township should consider how applicable the thresholds would be if the pre-occupancy noise studies demonstrate existing higher levels than the proposed standards.*

***Staff Comments**: It appears the intent to include a statement about measuring sub-sonic and hypersonic frequencies is to access sound levels beyond the human audible range. As technologies continue to advance, including this requirement could prove beneficial.*

Also, the Township may want to include definitions for "Leq" and "dBA"

2. Air Quality and Emissions
    a) All stationary engines, cooling towers, and emission sources shall comply with the federal Clean Air Act and EGLE rules. Required Air Use Permits to Install (PTI) must be obtained and kept current.
    b) Generators. Generators shall meet EPA Tier 4 Final standards. Dispersion modeling may be required where within 500 feet of residential, schools, parks, or hospitals.
    c) Cooling Towers. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination

3. Energy and Sustainability
    a) Efficiency Target. Design for Power Usage Effectiveness PUE) of 1.3 or lower, or demonstrate the highest efficiency reasonably achievable given site constraints; provide documentation at Site Plan and post-occupancy.
    b) Renewable Energy. Demonstrate that greater than 25% of projected annual energy demand will be met via on-site generation, power-purchase agreements, renewable energy credits, or utility green-power programs.
    c) Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.
    d) Reporting. See Section I for annual reporting requirements.
    e) Water Conservation.
        1. Cooling systems shall be designed to minimize potable water consumption, with preference for air-cooled, hybrid, or closed-loop water systems.
        2. Facilities using water-based cooling must demonstrate the use of recycled, reclaimed, or non-potable water sources to the maximum extent feasible.

    f) Security and Emergency Access
        1. Perimeter Security.
            a. Sites shall be fully enclosed with a perimeter security system, which may include fencing, walls, or equivalent barriers not less than eight (8) feet in height.
            b. Security barriers shall be designed to balance safety with community character; opaque fencing must be screened with landscaping where visible from a public or private right-of- way or residential areas.
        2. Access Control.
            a. All site entrances shall include controlled access gates, guard stations, or equivalent security technology to prevent unauthorized entry.
            b. Visitor and delivery access points must be separated from

employee access points wherever feasible.

3. Emergency Access.
    a. A minimum of two (2) points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways around the building.
    b. Access drives shall be constructed to fire department standards, with sufficient load-bearing capacity for emergency apparatus.
    c. Fire lanes shall be maintained free of obstructions at all times.
4. Cameras.
    a. Installation and maintenance of a perimeter camera surveillance system capable of monitoring all vehicular and pedestrian access points, building entrances, and outdoor mechanical/equipment areas.
    b. Cameras shall be positioned to minimize intrusion into adjoining residential properties and public or private rights-of-way, while still providing full coverage of the site.
    c. Camera systems shall be continuously operational (24 hours per day, 7 days per week) and recordings shall be retained for a minimum of 30 days.
    d. A security plan, including camera layout, monitoring procedures, and data retention policies, shall be submitted as part of site plan review.

5. Fire Protection.
    a. Sites shall be equipped with an automatic fire detection and suppression system designed to protect both building occupants and sensitive equipment.
    b. Suppression systems shall comply with National Fire Protection Association (NFPA) standards and be approved by the Fire Marshal.

6. Hazardous Materials.
    a. Any use of hazardous materials (including fuels for backup generators, batteries, and chemicals for cooling systems) shall comply with federal, state, and local storage, reporting, and disposal requirements.
    b. Applicants shall provide a Hazardous Materials Management Plan identifying on-site materials, storage methods, spill prevention measures, and emergency response procedures.
    c. Applicant shall provide a fire protection plan to be reviewed and approved by the Township Fire Marshall.

7. Emergency Response Plan. Applicants shall submit an Emergency Response Plan to the Township at the time of Site Plan review, which must include:
    a. Site layout for emergency responders.
    b. Fire suppression and alarm systems description.

c. Backup generator location and fuel storage details.
d. Contact information for on-site security and facility management.
e. Operators shall provide annual training opportunities or site orientations to local fire, police, and emergency medical services.

Staff Comments: *The "Security and Emergency Access" section likely needs to be reformatted as it does not relate to the "Energy and Sustainability".*

4. Battery Energy Storage Systems (if provided)
    a) Battery Energy Storage Systems (BESS) shall be an accessory component to the principal use of the property.
    b) BESS shall comply with NFPA 855, the Michigan Building/Fire Codes, and manufacturer's specifications.
    c) Setbacks. Outdoor BESS containers shall be set back a minimum of 100 feet from property lines and 300 feet from residential districts/uses, unless a greater distance is required by NFPA 855 based on technology and aggregate capacity.
    d) Protection. Provide vehicle impact protection, fire-rated separation where required, gas detection, ventilation, and emergency shut-offs. Include a BESS-specific emergency response plan and data sheet package.

5. On-Site Substation/Switchyard (if provided)
    a) Locate to minimize visual and noise impacts; provide evergreen screening and security fencing consistent with utility standards.
    b) Transformers shall include integral secondary containment sized per state rules.

Staff Comments*: The performance standards could include a section on Fuel Storage but overall, the proposed language is reasonable and appropriate.*

H. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review energy efficiency, water consumption and use, air quality, BESS safety, renewable energy, stormwater, noise, and related matters.
2. All reasonable costs shall be escrowed by the applicant.

I. Monitoring and Reporting

1. Commissioning Documentation: Prior to Certificate of Occupancy, submit commissioning results for mechanical/electrical systems and acoustical compliance.
2. Annual Report (by March 31):
    a) Actual annual energy consumption (MWh) and calculated PUE;
    b) Renewable energy procurement and percentage of total load;
    c) Water consumption (gallons) and cooling method;
    d) Generator testing/operating hours and emissions compliance statement with current EGLE permits;

e) Noise level monitoring summary; and
f) Summary of efficiency/cooling/security upgrades implemented.

3. Failure to monitor and report may be grounds to revoke any Township approvals.

***Staff Comments**: The Cost Recovery and Monitoring/Reporting standards will be beneficial for the Township and will help to ensure compliance at low cost to the Township.*

J. Decommissioning

1. Plan Required. As a condition of Special Approval Use and Site Plan approval, the applicant shall submit a Decommissioning and Site Restoration Plan that address:
   a) Triggers for decommissioning.
   b) Methods for removal of structures, equipment, utilities, and impervious surfaces.
   c) Recycling and disposal of equipment and hazardous materials.
   d) Final grading, soil stabilization, and revegetation.
   e) Restoration of the site to a condition compatible with surrounding uses.
2. Triggers for Decommissioning
   a) A center shall be considered abandoned if it ceases operations for a period of 12 consecutive months, unless the owner provides evidence of intent to resume operations.
   b) Decommissioning must begin within 6 months of abandonment and be completed within 12 months.
3. Performance Guarantee / Financial Assurance
   a) Prior to issuance of a building permit, the applicant shall post a financial guarantee in the form of a letter of credit, bond, or escrow account acceptable to the Township
   b) The amount shall equal 125% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the Township.
   c) Estimates and the financial guarantee must be updated every 5 years and adjusted for inflation.
4. Removal Standards
   a) All above-ground structures, including buildings, mechanical equipment, cooling towers, security fencing, and pavement not otherwise serving a reuse, shall be removed.
   b) Below-ground infrastructure, such as foundations and utilities, shall be removed to a minimum depth of 36 inches below grade unless otherwise approved.
   c) Materials shall be recycled to the maximum extent practicable.
5. Site Restoration
   a) The site shall be restored with topsoil, seeded or planted with native vegetation, and stabilized to prevent erosion.
   b) The Township may approve alternate restoration plans if the site is proposed for redevelopment consistent with the Master Plan and zoning ordinance.
6. Failure to Decommission
   a) If the owner fails to complete decommissioning in accordance with the approved plan, the Township may draw upon the financial guarantee to

complete the work and assess/lien subject parcel(s) for any cost in excess of the amount of the submitted bond.

b) Any costs exceeding the financial guarantee shall remain the responsibility of the property owner.

***Staff Comments**: Requiring a decommissioning plan will be useful particularly concerning site restoration, safe removal of accessory structures and mechanical equipment, as well as the recycling of interior components. However, the mandate for the complete removal of all aboveground and belowground structures seem unreasonable, especially with regards to any principal buildings that could be redeveloped. Additionally, complete removal of principal buildings could invite legal challenges, given that similar facilities, such as large warehouses in the Township, are not subject to the same requirements. It is advisable for the Township to review this stipulation with their attorney.*

TOWNSHIP PLANNING COMMISSION RECOMMENDATION: APPROVAL. The Green Oak Township Planning Commission recommended approval at their February 19, 2026, meeting. Several people spoke about their concerns regarding energy and water usage but were overall supportive of having the proposed Ordinance.

RECOMMENDATION: APPROVAL. The proposed ordinance amendment has been thoroughly reviewed. Prior to final approval, the staff encourages the Township to consider all recommendations outlined in this review and to have their Township attorney review the proposed zoning ordinance language.

March 23, 2026

Hi Debra. I took a stab at answering the variance justification questions because I want to get this going as soon as possible. Please attach to this variance request the land division rejection letter that you're preparing.

Regarding form L-4260a, according to the instructions I do not have to file this form because I am not transferring the right to make further divisions of either parcel but I included the form because I stated as such on the form.

Thank you,

Cheryl Byerly

GREEN OAK CHARTER TOWNSHIP
10001 SILVER LAKE ROAD, BRIGHTON, MI 48116
PHONE: 810-231-1333 • FAX 810-231-5080

APPLICATION FOR VARIANCE – LAND DIVISION (4:1 DEPTH-TO-WIDTH RATIO)

APPLICANT INFORMATION

- **Applicant Name:** Cheryl Byerly
- **Mailing Address:** [redacted]
- **Phone Number:** [redacted]
- **Email Address:** [redacted]

PROPERTY INFORMATION

- **Property Owner (if different):**
- **Property Address:** vacant land
- **Parcel Identification Number (PIN):** 4716-28-200-012
- **Zoning District:** Residential R3
- **Total Parcel Acreage:** 9.86

PROPOSED LAND DIVISION

- **Number of Parcels Proposed:** 2
- **Proposed Parcel Dimensions (Width & Depth):**
  - Parcel 1: 150' x 941.74'
  - Parcel 2: 150' x 524.37'
  - Parcel 3:

  (Attach additional sheets if necessary)
- **Minimum Required Width (per ordinance):** 150'
- **Proposed Depth-to-Width Ratio:** 6.3:1

VARIANCE REQUEST

The applicant is requesting a variance from the Michigan Land Division Act and/or applicable Township Ordinance requiring that the depth of a parcel shall not exceed four (4) times the width (4:1 ratio).

Nature of Variance:

☑ To allow a parcel depth-to-width ratio greater than 4:1

☐ Other (please specify): _____

JUSTIFICATION FOR VARIANCE (REQUIRED)

The applicant must demonstrate practical difficulty or unnecessary hardship. Please address the following standards:

1. **Exceptional or Extraordinary Conditions**
   Describe any unique physical characteristics of the property (shape, topography, natural features, etc.):

Original parcel is irregular; much wider at back of property than front. Flat land for a building site on proposed parcel 1 is located closer to the west property line and is ~30' higher than the east property line. See attached sketch of average depths and widths along with ratios using those averages. Attachments: Att 10 Fairlane Area Sketch Labeled, Att 11 Fairlane Surveyors Note 3-10-26, Att 12 P1 Calc Avg Width Depth

2. **Practical Difficulty / Hardship**
   Explain how strict compliance with the 4:1 ratio requirement would prevent reasonable use of the property:

Strict compliance would mean only 1 house could be built on original 10 acres where there exists road frontage for 2 parcels. Or I would have to give away 342 feet of land (almost 2 acres) at the south end of proposed parcel 1 to strictly meet the 4:1 ratio. Not only is that unreasonable, doing so would choke off access to the building site flat land and greatly restrict the areas for driveway construction and running natural gas line.

3. **Not Self-Created**
   Explain how the condition was not created by the applicant:

Proposed land division in no way creates "bowling alley" parcels which the Land Act exists to prohibit. And topography/shape/size lent much guidance to the proposed division.

4. **Minimum Necessary Relief**
   Describe how the requested variance is the minimum necessary to allow reasonable use:

---

5. **Consistency with Surrounding Area**
   Explain how the requested variance will not alter the essential character of the neighborhood or be detrimental to adjacent properties:

Neighborhood parcels are 2 to 10+ acres and my proposed land division is in line with that.

SUPPORTING DOCUMENTS (REQUIRED)

Please attach the following:

- ☑ Survey or scaled drawing of the property
- ☑ Proposed land division sketch
- ☑ Legal description of parent parcel
- ☑ Proof of ownership or authorization
- ☑ Any additional supporting documentation

ACKNOWLEDGMENT

I hereby certify that the information provided is true and accurate to the best of my knowledge. I understand that this application may require review and approval by the Township Board.

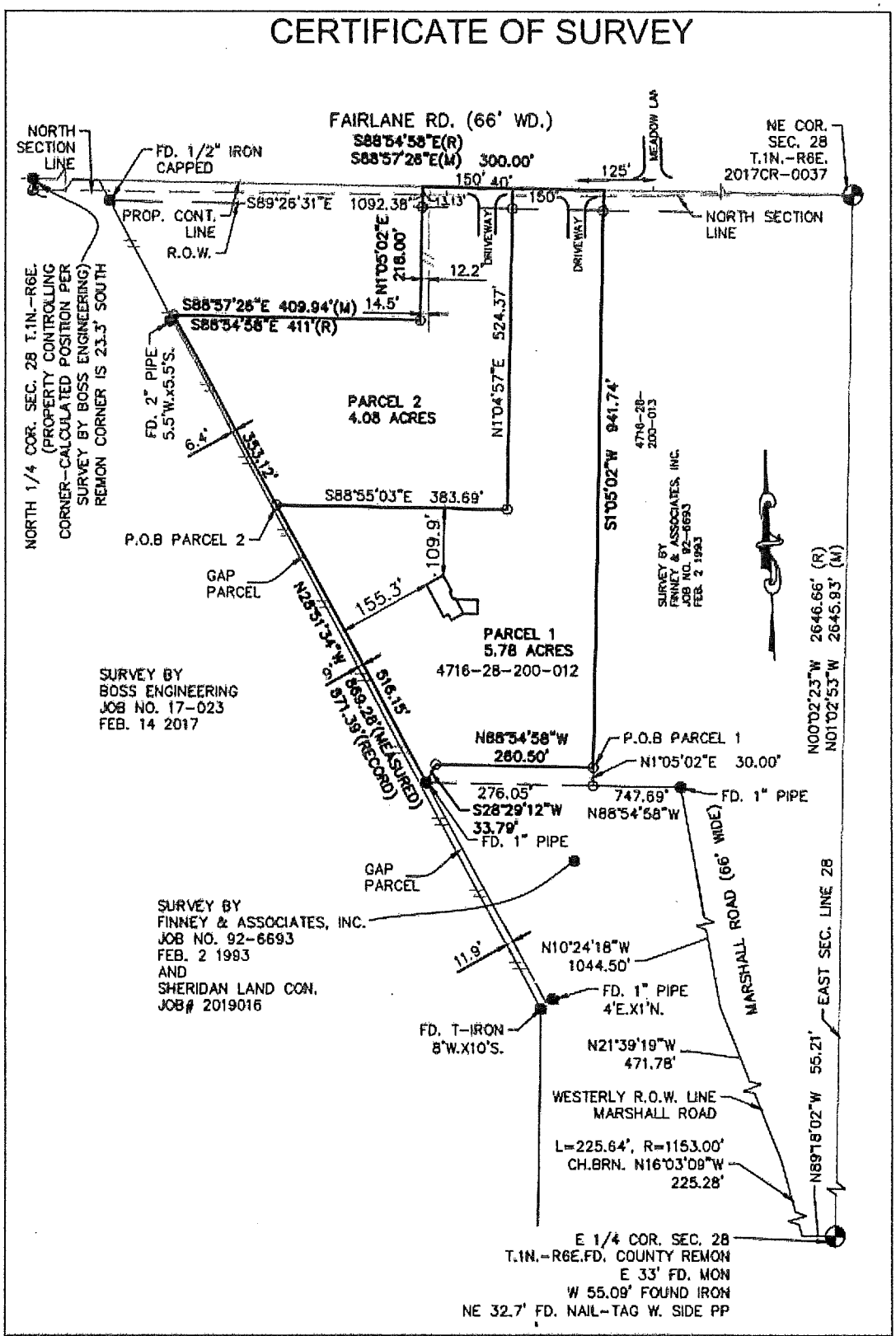
- **Applicant Signature:** CByerly Date: 3-19-26
- **Property Owner Signature (if applicable):** _____ Date: _____

FOR OFFICE USE ONLY

- **Date Received:** _____
- **Application Fee Paid:** _____
- **Case Number:** _____
- **Hearing Date (if applicable):** _____

NOTE: Approval of this variance does not guarantee approval of the land division. All other requirements of the Michigan Land Division Act and local ordinances must be met unless otherwise waived or varied by the appropriate authority.

APPROVED DRIVEWAY APPROACHES AND HOUSE SITED WITH NOTED SETBACKS



I hereby certify that I have surveyed and mapped the above or attached described parcel of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with section [illegible] Act 132 P.A. 1970

STATE OF MICHIGAN
MATTHEW SHERIDAN
PROFESSIONAL SURVEYOR
No. 58177
LICENSED PROFESSIONAL SURVEYOR

FEB 7, 2026
DATE

SHERIDAN LAND CONSULTING L.L.C.
MATTHEW A. SHERIDAN, P.S. - No. 58177
810-650-9604
SHERIDANM1012@YAHOO.COM

CLIENT: Cheryl Byerly

PART OF: Section 28 T.1N.-R.6E., Green Oak Twp, Livingston Co. Michigan

LEGEND: 0 200 400

- ● FOUND IRON OR PIPE
- O SET IRON PIPE WITH SURVEY CAP
- P.O.B. POINT OF BEGINNING

SCALE: 1"=200'

BEARING BASE: Finney Survey Job# 92-6693

JOB# 2026005

SHEET 1 OF 2

PARENT PARCEL LEGAL DESCRIPTION

CERTIFICATE OF SURVEY

PARENT PARCEL

PART OF THE NE 1/4 OF SEC 28, T1N, R6E, COMM AT THE E 1/4 CORNER OF SAID SEC 28; TH N89°18'02"W ALONG THE EAST AND WEST 1/4 LINE OF SAID SEC 55.21 FT TO THE WESTLY ROW OF MARSHALL RD; TH NWLY 225.64 FT ALONG THE SAID LINE ALONG A CURVE TO THE LEFT, RADIUS OF 1153.00 FT, THROUGH A CENTRAL ANGLE OF 11°12'45", CHORD BEARING N16°03'09"W 225.28 FT; TH ALONG SAID LINE N21°39'19"W 471.78 FT; TH N10°24'18"W 1044.50 FT; TH N88°54'58"W 747.69 FT; TH N01°05'02"E 30.00 FT TO THE POB; TH N88°54'58"W 260.50 FT; TH S28°29'12"W 33.79 FT; TH N28°51'34"W 869.28 FT; TH S88°57'26"E 409.94 FT; TH N01°05'02"E 218.00 FT TO THE N LINE OF SAID SEC 28 AND CENTERLINE OF FAIRLANE RD; TH S88°57'26"E 300 FT; TH S01°05'02"W 941.74 FT TO POB.

I hereby certify that I have surveyed and mapped the above or attached described parcel of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with section No. 3 Act 132 P.A. 1970

STATE OF MICHIGAN
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810-650-9604
SHERIDANM1012@YAHOO.COM

CLIENT: Cheryl Byerly

PART OF: Section 28 T.1N.-R.6E., Green Oak Twp, Livingston Co. Michigan

BEARING BASE:
Finney Survey Job# 92-8693

JOB# 2026005 SHEET 2 OF 2

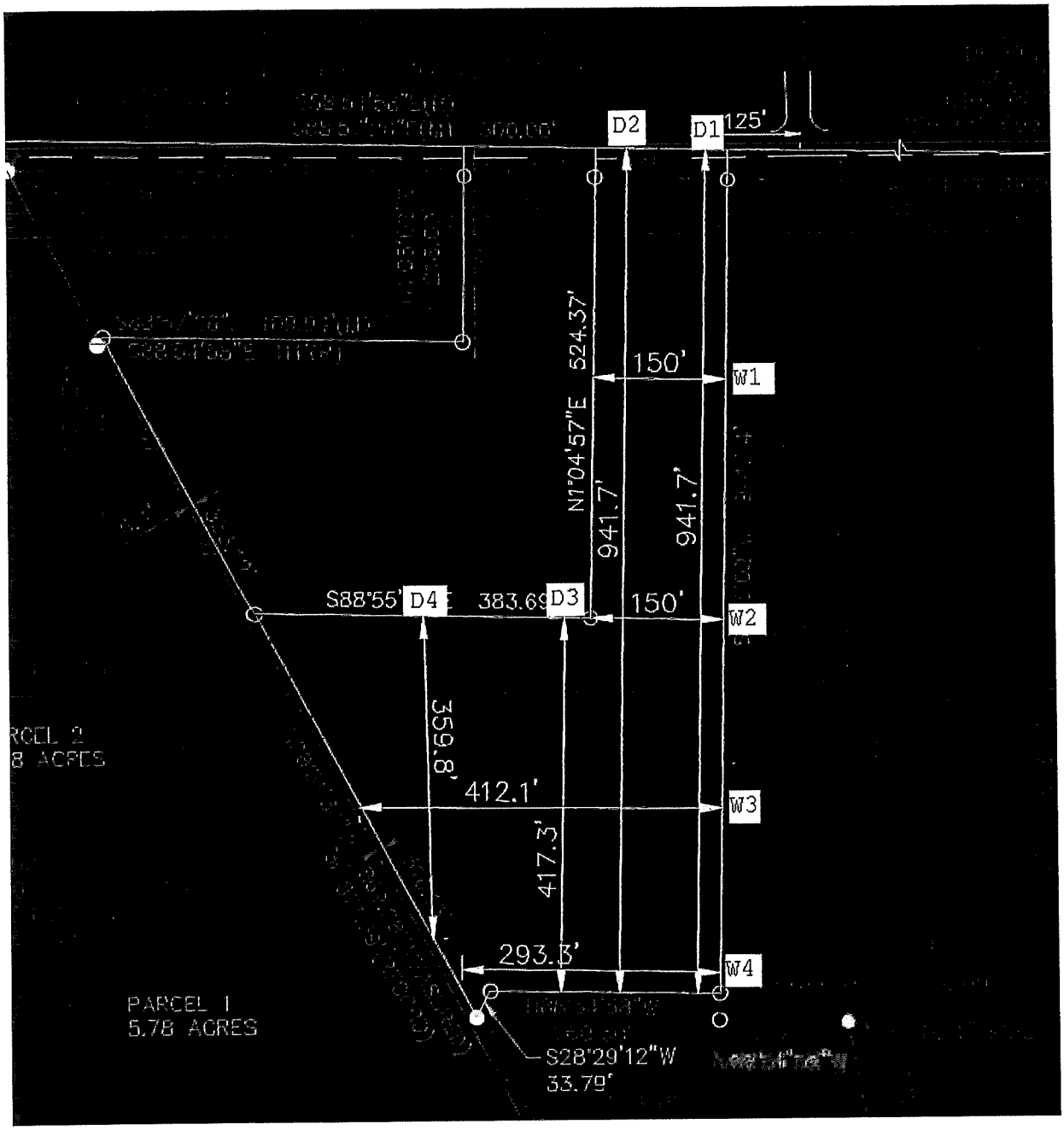
PARCEL 1	
CALCULATION USING ACTUAL	
4:1 width req'd (942'/4)	235
Actual width at road (req't not met)	150
4:1 depth req'd (150'x4)	600
Actual depth (req't not met)	942
Ratio actual depth/actual width (at road)	6.3:1

Ratio avg depth/avg width	2.6:1
Ratio median depth/median width	3.1:1
Ratio actual depth/avg width	3.7:1

CALCULATION USING AVERAGE	
4:1 avg width req'd (665/4)	166
Is avg width >= avg width req'd? YES=Req't met.	YES
4:1 avg depth req'd 251x4)	1005
Is avg depth <= avg depth req'd? YES = Req't met.	YES

Avg Width Calculations	**Feet**
W1	150
W2	150
W3	412
W4	293
Sum	1005
Avg width (sum/4)	**251**
Median width ((150+293)/2)	222

Avg Depth Calculations	**Feet**
D1	942
D2	942
D3	417
D4	360
Sum	2661
Avg depth (sum/4)	**665**
Median depth ((942+417)/2)	680


D2
D1
125'
524.37'
150'
W1
N1°04'57"E
941.7'
941.7'
S88°55'
D4
383.69'
D3
150'
W2
359.8'
412.1'
W3
417.3'
293.3'
W4
PARCEL 1
5.78 ACRES
S28°29'12"W
33.79'

SURVEYOR'S NOTE

Matthew Sheridan, Professional Surveyor

Sheridan Land Consulting LLC

Regarding the Property Split for Cheryl Byerly on Fairlane Rd. Job 2026005, it is in my opinion/interpretation of Michigan Land Division Act that it grants the right to a Municipality to allow a greater depth to width ratio as sited below:

"**b)** Each resulting parcel has a depth of not more than 4 times the width or, if an ordinance referred to in subsection (5) requires a smaller depth to width ratio, a depth to width ratio as required by the ordinance. The municipality or county having authority to review proposed divisions may allow a greater depth to width ratio than that otherwise required by this subdivision or an ordinance referred to in subsection (5). The greater depth to width ratio shall be based on standards set forth in the ordinance referred to in subsection (5). The standards may include, but need not be limited to, **exceptional topographic or physical conditions** with respect to the parcel and compatibility with surrounding lands. The depth to width ratio requirements of this subdivision do not apply to a parcel larger than 10 acres, unless an ordinance referred to in subsection (5) provides otherwise, and do not apply to the remainder of the parent parcel or parent tract retained by the proprietor."

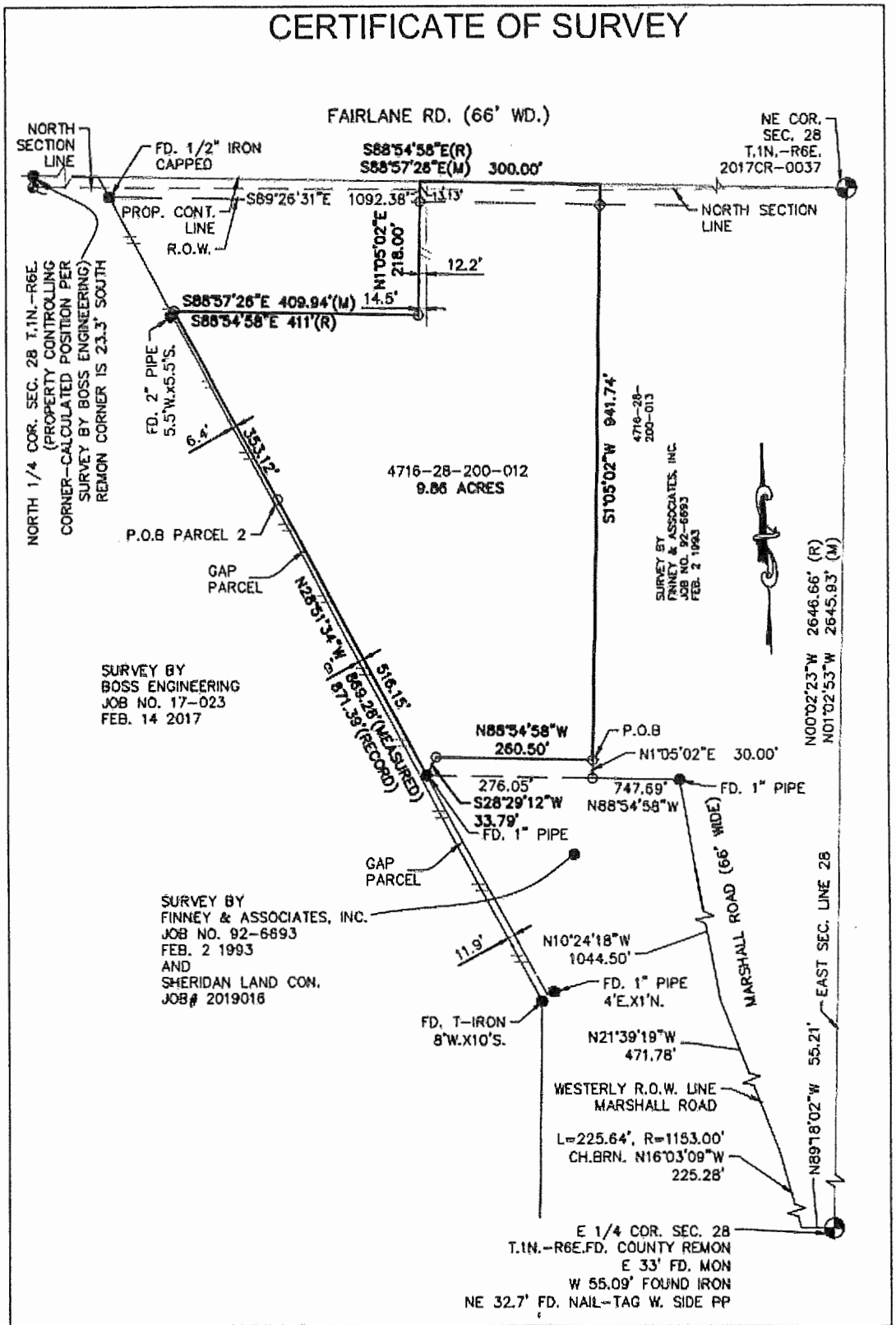
In this Case we have a large buildable area in the back and we are meeting the minimum frontage along Fairlane Rd. A reasonable 4:1 depth to width ratio could be a measurement across the buildable area of the newly created parcel and then averaged with the road frontage. In this case making the average width of the lot **294 feet.**

The original intent of this law was to stop the creation of "bowling alley parcels". We are not trying to do that in this case.



PARENT PARCEL SURVEY (originals were submitted with land division application)

CERTIFICATE OF SURVEY



I hereby certify that I have surveyed and mapped the above or attached described parcel of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with section No. 3 Act 132 P.A. 1970

STATE OF MICHIGAN MATTHEW SHERIDAN PROFESSIONAL SURVEYOR No. 58177 LICENSED PROFESSIONAL SURVEYOR

FEB 7, 2026
DATE

SHERIDAN LAND CONSULTING L.L.C.
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CLIENT: Cheryl Byerly

PART OF: Section 28 T.1N.-R.6E., Green Oak Twp, Livingston Co. Michigan

LEGEND: 0 200 400

- FOUND IRON OR PIPE
- SET IRON PIPE WITH SURVEY CAP

P.O.B. POINT OF BEGINNING

SCALE: 1"=200'

BEARING BASE:
Finney Survey Job# 92-6693

JOB# 2026005

SHEET 1 OF 2

PROOF OF OWNERSHIP

GREEN OAK TOWNSHIP 2025 Summer Bill #:

MESSAGE TO TAXPAYER

INTEREST OF 1% WILL BE APPLIED AFTER THE CLOSE OF BUSINESS 9/15/2025 AND 1% ON THE 1ST OF EACH MONTH THEREAFTER. POSTMARKS ARE NOT ACCEPTED. ADD'L PENALTY AFTER FEB. 16, 2026. FOR RECEIPT, SEND A SELF- ADDRESSED STAMPED ENV. BY LAW, FAILURE TO RECEIVE A TAX BILL DOES NOT WAIVE INTEREST & PENALTY.

PAYMENT INFORMATION

THIS TAX IS DUE BY: 09/15/2025

AFTER HOURS DROP BOX AT FRONT ENTRANCE. FOR INFO ON PAYING ONLINE, GO TO HOME PAGE AT GREENOAKTWP.COM (ONLINE BILL PAYMENT). QUESTIONS? CALL US AT (810) 231-1333 EXT. 119 OR 120.

PROPERTY INFORMATION

Property Assessed To:
BYERLY, CHERYL
22633 WOOLSEY
NOVI, MI 48375-4566

School:
BRIGHTON AREA SCHOOLS

Prop #: 4716-28-200-012
Prop Addr:
FAIRLANE DR

Legal Description:
[illegible] PART OF THE NE 1/4 OF SEC 28, T1N, R6E, COMM AT THE E 1/4 CORNER OF SAID [illegible] ALONG THE EAST AND WEST 1/4 LINE OF SAID SEC 55.21 FT TO THE WEST'LY ROW OF M [illegible] ALONG A CURVE TO THE LEFT, RADIUS OF 1193.00 FT, THROUGH A CENTRAL ANGLE OF 12°12'48", CHORD BEARING N16°03'09"W 325.28 FT; TH ALONG SAID LINE N21°39'19"W 471.70 FT; TH N10°34'10"W 1044.50 FT; TH N84°54'58"W 747.69 FT TO THE E'LY ROW OF CORT S00°54'58"W 260.50 FT; TH S58°29'12"W 33.00 FT; TH N20°51'44"W 909.24 FT; TH S89°57'26"E 400.95 FT; TH N01°05'02"E 210.00 FT TO THE N LINE OF SAID SEC 28 AND CENTERLINE OF FAIRLANE RD; TH S89°57'26"E 300 FT; TH S01°05'02"W 943.74 FT TO POB. CONT 9.8 AC M/L

8-9-2020 BOUNDRY CHANGE. EXCLUDING 2B FT WIDE SHERIDAN LAND CONSULTING

TAX DETAIL

Taxable Value:	75,881	RESIDENTIAL-VACANT
State Equalized Value:	77,200	Class:
P.R.E. %:	0.0000	
		Mort Code:

Taxes are based upon Taxable Value.
1 mill equals $1.00 per $1000 of Taxable Value.
Amounts with no millage are either Special Assessments or other charges added to this bill.

DESCRIPTION	MILLAGE	AMOUNT
STATE ED TAX	6.00000	455.28
COUNTY ALLOCATED	3.18190	241.44
BR SCH OPER	18.00000	1,365.85
LISD OPER	0.06220	4.71
LISD OPER VOTED	3.09800	235.07

#2432
8-12-25

Total Tax	30.34210	2,302.35
Administration Fee		23.02
TOTAL AMOUNT DUE		2,325.37
		2,325.37

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County:	01/01/2025 - 12/31/2025
Twn/Cty:	04/01/2025 - 3/31/2026
School:	07/01/2025 - 6/30/2026
State:	10/01/2025 - 9/30/2026

Does NOT affect when the tax is due or its amount

Please detach along perforation. Keep the top portion.

Green Oak Charter Township

10001 SILVER LAKE ROAD
BRIGHTON, MI 48116

NOTICE: The layout has changed, this is your official property tax bill

2025 Winter Property Tax Bill

Parcel Number: 4716-28-200-012

Property Address: **FAIRLANE DR**

Taxable Value: **75,881**
State Equalized Value: **77,200**
% PRE/MBT: **0 %**
School District: **47010 BRIGHTON AREA SCHOOLS**
Assessment Class: **402 RESIDENTIAL-VACANT**

Legal Description:
PART OF THE NE 1/4 OF SEC 28, T1N, R6E, COMM AT THE E 1/4 CORNER OF SAID SEC 28; TH N89°18'02"W ALONG THE EAST AND WEST 1/4 LINE OF SAID SEC 55.21 FT TO THE WEST'LY ROW OF M

4716-28-200-012

BYERLY, CHERYL
22633 WOOLSEY
NOVI, MI 48375-4566

OPERATING FISCAL YEARS
The taxes on this bill will be used for governmental operations for the following fiscal year(s):

County	01/01/2025 - 12/31/2026
Twn/Cty	04/01/2025 - 3/31/2026
School District	07/01/2025 - 6/30/2026
State of Michigan	10/01/2025 - 9/30/2026

TAXING AUTHORITY	MILLAGE RATE	AMOUNT
COUNTY AMBULANCE	0.28110	21.33
HCMA PARKS	0.20500	15.56
VETERANS RELIEF	0.09180	6.96
GREEN GEN TWP	0.79550	60.36
GREEN OAK FIRE	1.76020	133.56
GREEN OAK POLICE	2.36690	179.60
GREEN OAK ROAD	1.53680	116.61
FIRE CAPITAL	0.59050	44.80
BR SCHOOL DEBT	2.92000	221.57
BR LIB OPER	0.61230	46.46
BR LIB OPER-VOTE	0.20130	15.27
FIRE VOTED	0.60860	46.02
POLICE VOTED	0.99450	75.48
Subtotal	12.96250	983.55
Administration Fee		9.83
Interest		

#2434 1-19-26

Total Amount Due by 02/17/2026 **$993.38**

POSTMARKS NOT ACCEPTED - PAYMENT DUE IN OFFICE BY DUE DATE

$993.38

TAXES CAN BE PAID:

Online by eCHECK ($3.95 fee) or CREDIT/DEBIT CARD (3.5% fee)

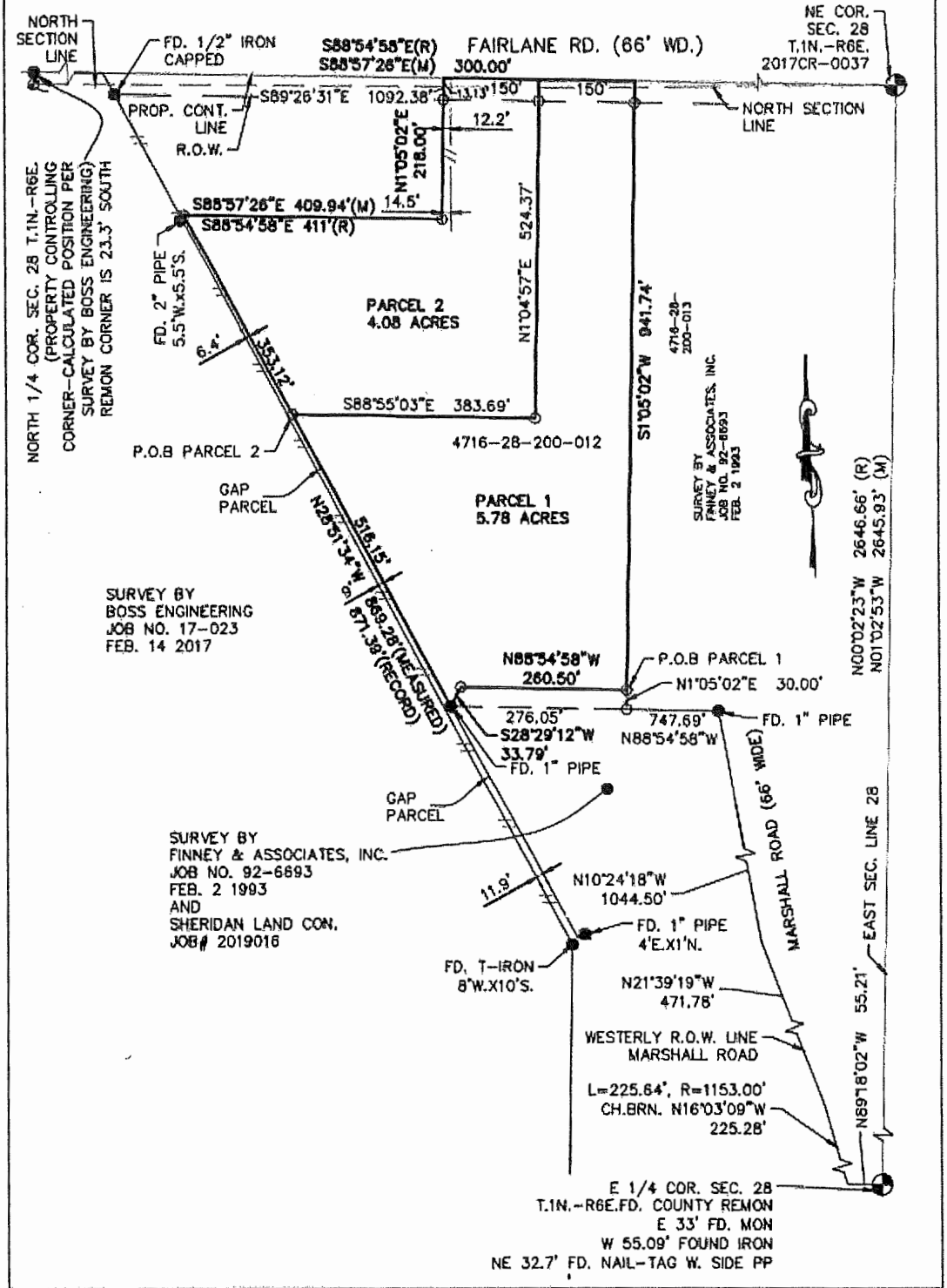
at www.greenoaktwp.com
or scan the QR code:

Green Oak Twp Offices: Mon-Thurs 7:30am-5:30pm

Tricia Wiggle-Bazzy, Treasurer

LAND DIVISION SURVEY (originals were submitted with land division application)

CERTIFICATE OF SURVEY



I hereby certify that I have surveyed and mapped the above or attached described parcel of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with section No. 3 Act 132 P.A. 1970

STATE OF MICHIGAN * MATTHEW SHERIDAN PROFESSIONAL SURVEYOR No. 58177 LICENSED PROFESSIONAL SURVEYOR *

FEB 7, 2026
DATE

SHERIDAN LAND CONSULTING L.L.C.
MATTHEW A. SHERIDAN, P.S. - No. 58177
810-650-9604
SHERIDANM1012@YAHOO.COM

CLIENT: Cheryl Byerly

PART OF: Section 28 T.1N.-R.6E., Green Oak Twp, Livingston Co. Michigan

LEGEND: 0 200 400

- FOUND IRON OR PIPE
- O SET IRON PIPE WITH SURVEY CAP
- P.O.B. POINT OF BEGINNING

SCALE: 1"=200'

BEARING BASE: Finney Survey Job# 92-6693

JOB# 2026005 SHEET 1 OF 2

SURVEYOR'S NOTE

Matthew Sheridan, Professional Surveyor

Sheridan Land Consulting LLC

Regarding the Property Split for Cheryl Byerly on Fairlane Rd. Job 2026005, it is in my opinion/interpretation of Michigan Land Division Act that it grants the right to a Municipality to allow a greater depth to width ratio as sited below:

"**b)** Each resulting parcel has a depth of not more than 4 times the width or, if an ordinance referred to in subsection (5) requires a smaller depth to width ratio, a depth to width ratio as required by the ordinance. The municipality or county having authority to review proposed divisions may allow a greater depth to width ratio than that otherwise required by this subdivision or an ordinance referred to in subsection (5). The greater depth to width ratio shall be based on standards set forth in the ordinance referred to in subsection (5). The standards may include, but need not be limited to, **exceptional topographic or physical conditions** with respect to the parcel and compatibility with surrounding lands. The depth to width ratio requirements of this subdivision do not apply to a parcel larger than 10 acres, unless an ordinance referred to in subsection (5) provides otherwise, and do not apply to the remainder of the parent parcel or parent tract retained by the proprietor."

In this Case we have a large buildable area in the back and we are meeting the minimum frontage along Fairlane Rd. A reasonable 4:1 depth to width ratio could be a measurement across the buildable area of the newly created parcel and then averaged with the road frontage. In this case making the average width of the lot **294 feet.**

The original intent of this law was to stop the creation of "bowling alley parcels". We are not trying to do that in this case.



CERTIFICATE OF SURVEY

PARENT PARCEL

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PARCEL 1

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PARCEL 2

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I hereby certify that I have surveyed and mapped the above or attached described parcel of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with section No. 3 Act 132 P.A. 1970

STATE OF MICHIGAN
MATTHEW SHERIDAN
PROFESSIONAL SURVEYOR
No. 58177
LICENSED PROFESSIONAL SURVEYOR

FEB 7, 2026
DATE

SHERIDAN LAND CONSULTING L.L.C.
MATTHEW A. SHERIDAN, P.S. - No. 58177
810-650-9604
SHERIDANM1012@YAHOO.COM

CLIENT: Cheryl Byerly

PART OF: Section 28 T.1N.-R.6E., Green Oak Twp, Livingston Co. Michigan

BEARING BASE:
Finney Survey Job# 92-6693

JOB# 2026005 SHEET 2 OF 2

GREEN OAK CHARTER TOWNSHIP

10001 SILVER LAKE ROAD, BRIGHTON, MICHIGAN 48116
810-231-1333, Option 5
assessor@greenoaktwp.com
Assessing Department

COPY

Completed application must include all required documentation. **Missing attachments will result in a denial of this application and additional fees upon resubmittal.** Application takes 45 days to process after submittal of required items.

APPLICATION FOR LAND DIVISION OR BOUNDARY CHANGE

RECEIVED
MAR 2 3 2026
Office of Assessor
Green Oak Charter Township

Parcel Identification Number:	4716 - 28-200-012	4716 -
Property Address:	vacant land	
Zoning of Parcel(s):	residential	

Application Case Number: _____

Application Request Date: _____

☒ **Metes & Bounds** ☐ **Platted Lots of Record** ☐ **Condominiums**	**Subdivision Name:** _____
☒ Preliminary Review (Due with initial submittal)	$50.00
☐ Final Review: Combination and Boundary Line Adjustment ☐ Additional Parcels ____ x $25.00	$100.00 $
☒ Final Review: Land Division Resulting In 2 Parcels (Parent plus one new parcel) ☐ Additional Parcels ____ x $25.00	$100.00 $
☐ Final Review: Land Division Master Deed – Master Deed to be Amended ☐ Additional Parcels ____ x $25.00	$100.00 $
Total: (Account no. 101-257-607-060)	$ 150

General Description of Request: Make 2 parcels from 1, each having 150' of road frontage

APPLICANT INFORMATION (must have legal interest in property or provide notarized letter of authorization)

Company Name:					
Last Name:	Cheryl	First:	Byerly	M.I.:	
Street Address:	[redacted]				
City:	[redacted]	State:	MI	Zip:	[redacted]
Phone:	[redacted]	E-mail Address:	[redacted]		
Own the Property?	YES ☒	NO ☐			
Applicant Signature:	CByerly CByerly				

PROPERTY OWNER INFORMATION (If other than applicant)

Owner's Name:	Last:		First:	M.I.:	
Co-Owner's Name:	Last:		First:	M.I.:	
Street Address:					
City:		State:		Zip:	
Phone:		E-mail Address:			
Owner Signature:					

Parcel Identification Number:	4716-28-200-012

SURVEYOR/ENGINEER INFORMATION

Company Name:	Sheridan Land Consulting LLC / Matthew Sheridan		
Phone:	810-650-9604	Email:	sheridanm1012@yahoo.com

CHECKLIST – REQUIRED ATTACHMENTS

☒ A Certified Survey shall be prepared in compliance with Public Act 132 of 1970, for the parcel or tract of land that is subject to the application. At a minimum, the following information must be provided and/or attached:

- ☐ North Arrow & Scale
- ☐ Separate drawings for Existing (Parent(s)) and Resulting Parcels (Child/ren)
- ☐ Easements, right of ways, well and septic
- ☐ Land improvements (buildings, pools, fences, etc.) drawn to scale, and all distances from each improvement to the property line.
- ☐ Must be drawn to scale and presented on 8.5" x 14" format.
- ☐ Must provide survey and accurate legal description in electronic format to assessor@greenoaktwp.com, and in hard copy format with application.

☐ Site distance approval through Livingston County Road Commission

☐ Land Division Only - Michigan Department of Treasury Form L-4260A (Notice to Assessor of Transfer of the Right to Make a Division of Land) clearly identifying the number of division rights being transferred to each resulting (child) parcel.

☐ Provide 5-Year Certificate of Paid Taxes from Livingston County Treasurer's Officer for each existing (parent) parcel.

☐ Are any of the subject parcels encumbered by a mortgage lien? ☐ yes ☒ no

If yes, the mortgagor is required to acknowledge, in writing, the land division or boundary change of parcel.

☐ Provide proof of ownership if the current owner is different than the owner of record as listed by Green Oak Charter Township.

☐ A check payable to Green Oak Charter Township for application fees.

Missing attachments will result in a denial of this application. Upon denial, applicant will be required to resubmit and pay additional fees.

CERTIFICATION

I agree to give permission for officials of the municipality to enter onto the property involved in this application for purposes of inspection, to verify that the information on the application and the subject record(s) is correct at a time mutually agreed upon with the applicant.

Further, I understand that any approval hereunder only constitutes approval of requested legal descriptions and does not provide, constitute, infer, or imply buildability or compliance with any applicable statute, law, building code, deed restrictions, or property right.

If applicable, a copy of all existing or proposed deed restrictions which would render a proposed parcel "not buildable". Note: The Township may require that the applicate provide a title search from a title insurance company if it is reasonably necessary to show that previous land divisions or transfers do not preclude the proposed transfer(s) or that there are no deed restrictions which would render a proposed parcel "not buildable."

I understand that the Land Division/Transfer application may take up to 45 days to be processed. Further I understand that property tax bills may be issued using the parent parcel(s). I agree to have the tax bills and other Green Oak Charter Township liens charged/billed during this period paid by the appropriate party by December 31st. Failure to pay tax bills and liens by December 31st will result in a reversal of the child parcels back to their original state of the parent parcels.

X☐ I have read and understand the statements and requirements on this application, and further certify the statements made on this application are true and accurate to the best of my knowledge.

Signature: CByerly	Date: March 6, 2026

Parcel Identification Number:	4716-28-200-012

FOR OFFICE USE ONLY

ASSESSING			
Divisions available	☐ Yes ☐ No	Splits available: 1 2 3 4 5 or _____ 1 acre or less ☐ Yes ☐ No	
Accurate Survey	☐ Yes ☐ No		
Accurate Legal Descriptions	☐ Yes ☐ No		
☐ Approved ☐ Denied	Assessor:		Date:

PLANNING & ZONING, AND ORDINANCE		
Site Inspection Complete Date:	☐ Yes ☐ No ☐ n/a	
Access Requirements Met	☐ Yes ☐ No	
Dimensional Requirements Met	☐ Yes ☐ No	
☐ Approved ☐ Denied	Planning:	Date:

SUPERVISOR / UTILITY DIRECTOR			
Existing REU's:	Water REU's: _____ Sewer REU's:		
Resulting REU's for Created Parcel:	Water REU's: _____ Sewer REU's:		
Resulting REU's for Parent Parcel:	Water REU's: _____ Sewer REU's:		
☐ Approved ☐ Denied	Supervisor:		Date:

TREASURER / UTILITY BILLING & SPECIAL ASSESSMENTS			
Taxes Paid to Date	☐Yes ☐No Amt. Owed $	Utilities Paid to Date:	☐Yes ☐No Amt. Owed $
Special Assessment District:			
Account Number: 101-257-607.060 (Application)			$
☐ Approved ☐ Denied	Treasurer:		Date:

LIVINGSTON COUNTY ROAD COMMISSION
LAND SPLIT / SIGHT DISTANCE REVIEW

****NOTE: THIS IS NOT A DRIVEWAY PERMIT****

Review Number **2606-001REV**

Recommended for Approval:
Yes

Date of Review:
3/4/2026

Inspector:
Cathy Tallman

Property Owner and Applicant Information

Owner: Cheryl Byerly
Street Address: [redacted]
City, State, ZIP: [redacted]
Day Phone: [redacted]

Applicant:
Company:
Address:
City,State: ,
Applicant Phone:

Location

Township: Green Oak Section 28 Roadway On: Fairlane Side of Street: South
Approach Type: Residential Development:
Speed Limit (if posted): 45 Speed Factors (if any): Unposted Gravel Road

Comments:

Inspector: Cathy Tallman

Field Measurements: Location of existing property corners from nearest crossroad: 660 and 960 feet West of Marshall Road

Parcel	Prop/Emnt Corners		Access Point(s)	Sight Distance Req. Std	Sight Distance Req. Min	Sight Distance Measured		S.D. Comply	CVA Comply	Neighbor Consent	Approve
Parcel 1	680	830	713	500	430	500 East	500 West	Yes	Yes	No	Yes
Parcel 2	830	960	870	500	430	500 East	430 West	Yes	Yes	No	Yes

** This review is based on the survey/sketch provided to us at the time of application or during the review process. Any changes to property lines or driveway locations after the date of this review will void the review and may prevent approval or permits for any future driveway approaches.

Michigan Department of Treasury
3278 (Rev. 12-98)

L-4260a

NOTICE TO ASSESSOR OF TRANSFER OF THE RIGHT TO MAKE A DIVISION OF LAND

Issued under authority of Land Division Act (P.A. 288 of 1967 as amended by P.A. 87 of 1997) . Filing is mandatory.

This form must be filed by an owner of a parent parcel or parent tract of land when the owner creates a parcel from the parent parcel or parent tract and transfers the right to make a further division to the owner of the created parcel. This form must be filed within 45 days of the transfer of the right to make a division. This form must be filed with the assessor of the city or township where the property is located.

1. Street Address of Parent Parcel or Parent Tract	2. County	4. Date of Transfer of Right to Make a Division
4716-28-200-012	LIVINGSTON	TBD

3. City/Township/Village Where Real Estate is Located

GREEN OAK TWP

- [ ] City
- [x] Township
- [ ] Village

PIN, this number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.

5. Property Identification Number (PIN) of Parent Parcel or Parent Tract.
If you don't have a PIN, attach legal description.

4716-28-200-012

6. Name of Owner of Parent Parcel or Parent Tract	Address of Owner of Parent Parcel or Parent Tract
CHERYL BYERLY	[redacted]

7. Property Identification Number (PIN) of Created Parcel if PIN has already been assigned.

TBD

8. Name of Owner of Created Parcel	Address of Owner of Created Parcel
CHERYL BYERLY	[redacted]

THE FOLLOWING QUESTIONS MUST BE ANSWERED.

1. Did the parent parcel or parent tract have any unallocated divisions under the Land Division Act, P.A. 288 of 1967, MCL 560.101 to 560.293? Check appropriate box below:

   - [x] YES
   - [ ] NO

   If the YES box was checked, go to question 2. If the NO box was checked, go to question 3.

2. How many unallocated divisions did the parent parcel or parent tract have prior to this transfer?
   Enter number here 4.

3. Were there any unallocated divisions transferred to the newly created parcel?

   - [ ] YES
   - [x] NO

   If the YES box was checked, go to question 4. If the NO box was checked, go to the signature area of the form.

4. How many unallocated divisions were transferred to the newly created parcel? Enter number here 0 (zero).

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Signature of Owner of Parent Parcel or Parent Tract	Date	If Signer is other than the owner, print name and title
CByerly CByerly	March 6, 2026	

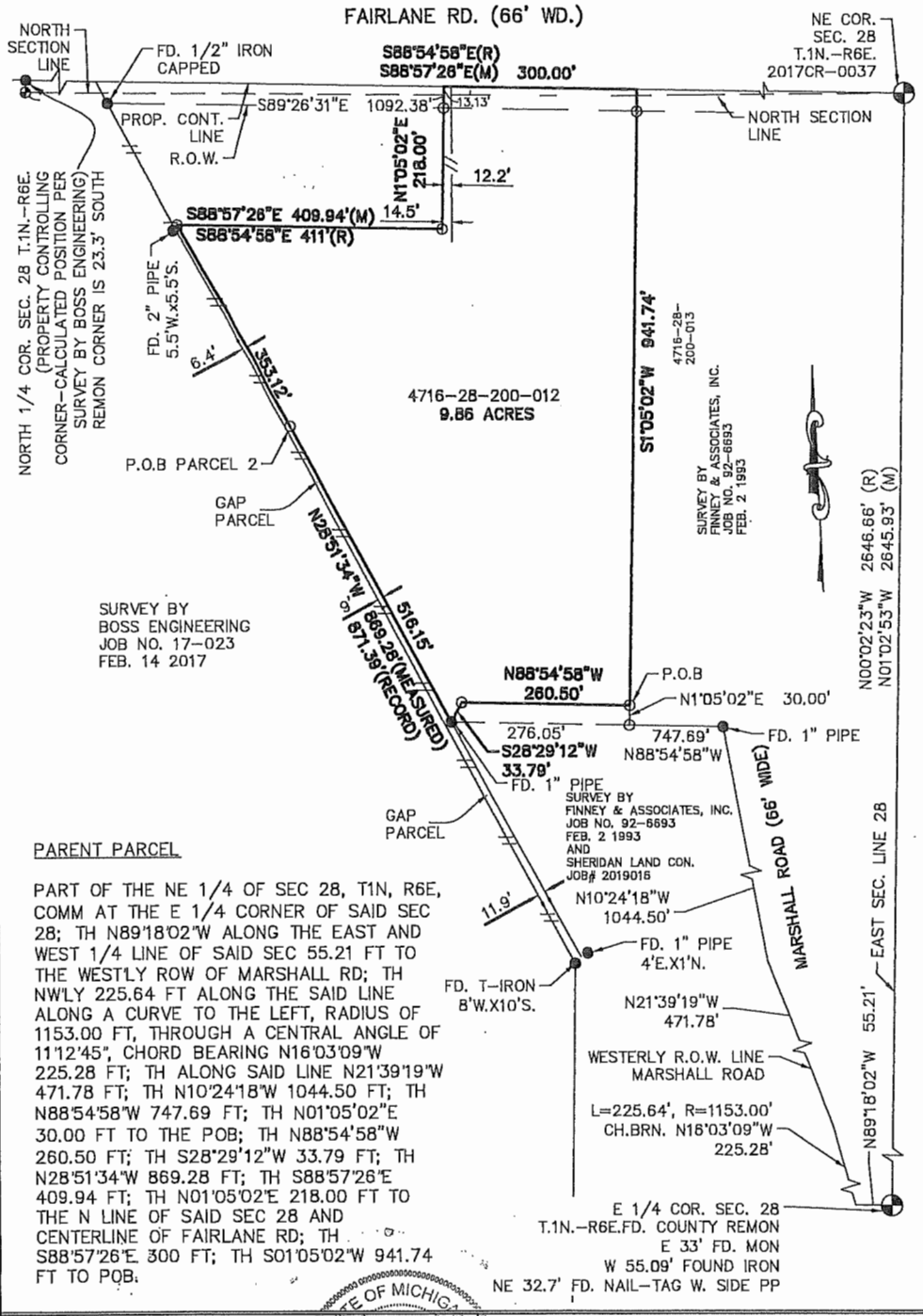
GREEN OAK TOWNSHIP
10001 SILVER LAKE ROAD
BRIGHTON, MI 48116
United States
Phone : (810) 231-1333
HTTPS://WWW.GREENOAKTWP.COM/

Received From: BYERLY, CHERYL
Date: 03/23/2026 Time: 12:06:05 PM
Receipt: 383744

Batch:

ITEM REFERENCE	AMOUNT
SPLIT SPLIT APP. FEE 4716-28-200-012 101-257-607.600	$150.00
TOTAL	$150.00
CHECK 2438	$150.00
Total Tendered:	$150.00
Change:	$0.00

CERTIFICATE OF SURVEY



PARENT PARCEL

PART OF THE NE 1/4 OF SEC 28, T1N, R6E, COMM AT THE E 1/4 CORNER OF SAID SEC 28; TH N89°18'02"W ALONG THE EAST AND WEST 1/4 LINE OF SAID SEC 55.21 FT TO THE WESTLY ROW OF MARSHALL RD; TH NWLY 225.64 FT ALONG THE SAID LINE ALONG A CURVE TO THE LEFT, RADIUS OF 1153.00 FT, THROUGH A CENTRAL ANGLE OF 11°12'45", CHORD BEARING N16°03'09"W 225.28 FT; TH ALONG SAID LINE N21°39'19"W 471.78 FT; TH N10°24'18"W 1044.50 FT; TH N88°54'58"W 747.69 FT; TH N01°05'02"E 30.00 FT TO THE POB; TH N88°54'58"W 260.50 FT; TH S28°29'12"W 33.79 FT; TH N28°51'34"W 869.28 FT; TH S88°57'26"E 409.94 FT; TH N01°05'02"E 218.00 FT TO THE N LINE OF SAID SEC 28 AND CENTERLINE OF FAIRLANE RD; TH S88°57'26"E 300 FT; TH S01°05'02"W 941.74 FT TO POB.

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STATE OF MICHIGAN MATTHEW A. SHERIDAN PROFESSIONAL SURVEYOR No. 58177 LICENSED PROFESSIONAL SURVEYOR

FEB 7, 2026
DATE

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MATTHEW A. SHERIDAN, P.S. - No. 58177
810-650-9604
SHERIDANM1012@YAHOO.COM

CLIENT: Cheryl Byerly

PART OF: Section 28 T.1N.-R.6E., Green Oak Twp, Livingston Co. Michigan

LEGEND: 0 200 400

- FOUND IRON OR PIPE
- SET IRON PIPE WITH SURVEY CAP

P.O.B. POINT OF BEGINNING

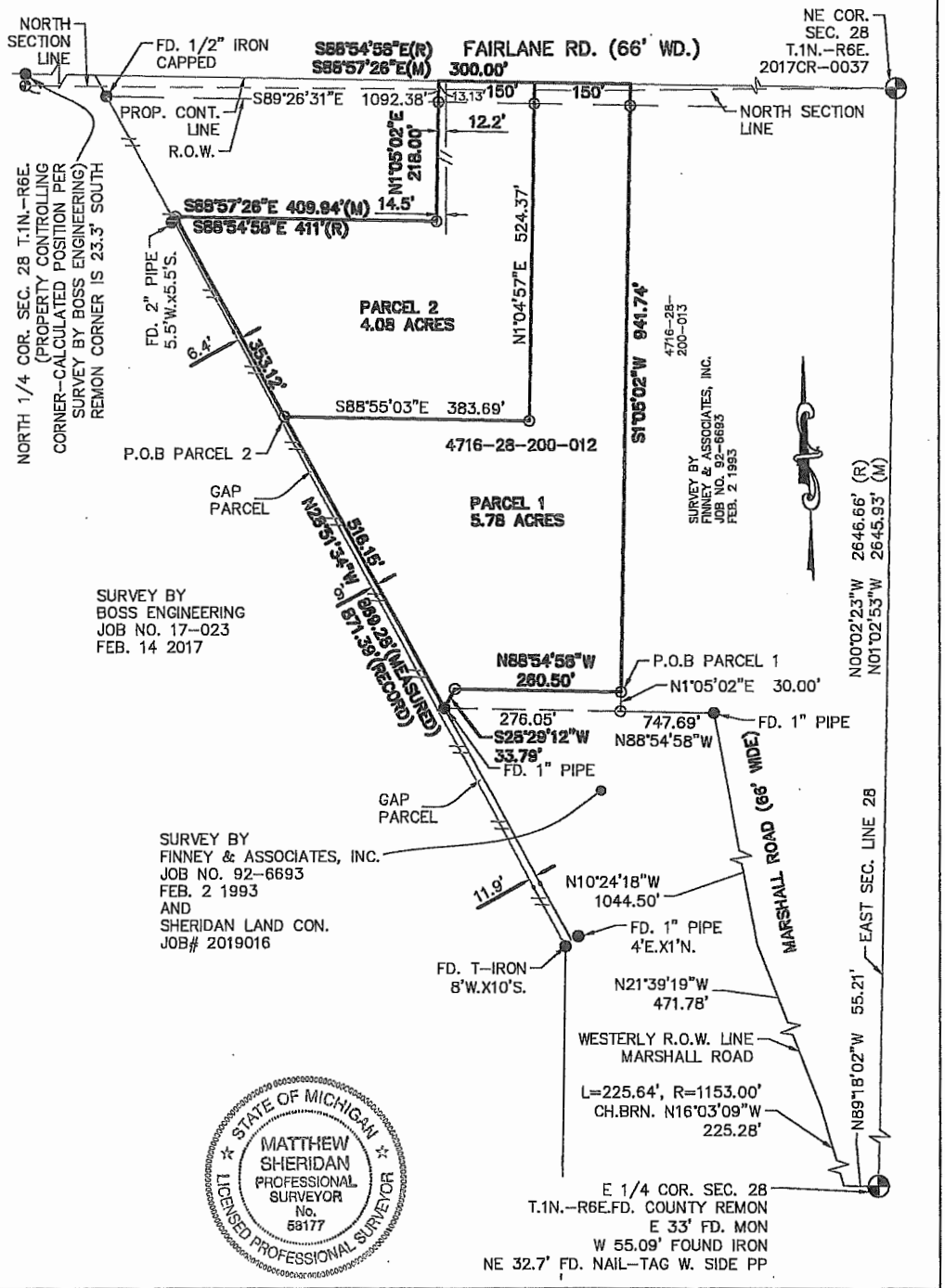
SCALE: 1"=200'

BEARING BASE:
Finney Survey Job# 92-6693

JOB# 2026005

SHEET 1 OF 1

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PART OF THE NE 1/4 OF SEC 28, T1N, R6E, COMM AT THE E 1/4 CORNER OF SAID SEC 28; TH N89°18'02"W ALONG THE EAST AND WEST 1/4 LINE OF SAID SEC 55.21 FT TO THE WEST'LY ROW OF MARSHALL RD; TH NW'LY 225.64 FT ALONG THE SAID LINE ALONG A CURVE TO THE LEFT, RADIUS OF 1153.00 FT, THROUGH A CENTRAL ANGLE OF 11°12'45", CHORD BEARING N16°03'09"W 225.28 FT; TH ALONG SAID LINE N21°39'19"W 471.78 FT; TH N10°24'18"W 1044.50 FT; TH N88°54'58"W 747.69 FT; TH N01°05'02"E 30.00 FT TO THE POB; TH N88°54'58"W 260.50 FT; TH S28°29'12"W 33.79 FT; TH N28°51'34"W 516.15 FT; TH S88°55'03"E 383.69 FT; TH N01°04'57"E 524.37 FT TO THE N LINE OF SAID SEC 28 AND CENTERLINE OF FAIRLANE RD; TH S88°57'26"E 150.00 FT; TH S01°05'02"W 941.74 FT TO POB. 5.78 ACRES

PARCEL 2

PART OF THE NE 1/4 OF SEC 28, T1N, R6E, COMM AT THE E 1/4 CORNER OF SAID SEC 28; TH N89°18'02"W ALONG THE EAST AND WEST 1/4 LINE OF SAID SEC 55.21 FT TO THE WEST'LY ROW OF MARSHALL RD; TH NW'LY 225.64 FT ALONG THE SAID LINE ALONG A CURVE TO THE LEFT, RADIUS OF 1153.00 FT, THROUGH A CENTRAL ANGLE OF 11°12'45", CHORD BEARING N16°03'09"W 225.28 FT; TH ALONG SAID LINE N21°39'19"W 471.78 FT; TH N10°24'18"W 1044.50 FT; TH N88°54'58"W 747.69 FT; TH N01°05'02"E 30.00 FT; TH N88°54'58"W 260.50 FT; TH S28°29'12"W 33.79 FT; TH N28°51'34"W 516.15 FT TO THE POB; TH N28°51'34"W 353.12 FT; TH S88°57'26"E 409.94 FT; TH N01°05'02"E 218.00 FT TO THE N LINE OF SAID SEC 28 AND CENTERLINE OF FAIRLANE RD; TH S88°57'26"E 150.00 FT; TH S01°04'57"W 524.37 FT; TH N88°55'03"W 383.69 FT TO POB. 4.08 ACRES



I hereby certify that I have surveyed and mapped the above or attached described parcel of land that the error of closure is no greater than 1 in 5000 and that survey is in full compliance with section No. 3 Act 132 P.A. 1970

FEB 7, 2026
DATE

SHERIDAN LAND CONSULTING L.L.C.
MATTHEW A. SHERIDAN, P.S. - No. 58177
810-650-9604
SHERIDANM1012@YAHOO.COM

CLIENT: Cheryl Byerly

PART OF: Section 28 T.1N.-R.6E., Green Oak Twp, Livingston Co. Michigan

BEARING BASE:
Finney Survey Job# 92-6693

JOB# 2026005

Humble, Carrie

From: J Mac <macj12748@gmail.com>
Sent: Thursday, February 19, 2026 10:13 AM
To: foia
Subject: Re: FOIA #284-25 Response To Cost Deliverable Disparity Notice

Received
FEB 19 2026
Green Oak Charter Twp

UNSPOKEN CRIME MEDIA

Investigative Journalism | Transparency | Accountability | Law & Crime Network Partner
John Mack, CEO & Lead Investigative Journalist • PO Box 677511, Orlando, FL 32867
macj12748@gmail.com • (407) 594-3793 • Fax: +1 978-992-3938
"Justice thrives in the light of transparency."

February 19, 2026

Green Oak Charter Township Board of Trustees
c/o Michael H. Sedlak, MiPMC, CMC, Township Clerk
10001 Silver Lake Road
Brighton, MI 48116
foia@greenoaktwp.com

RE: FORMAL APPEAL — FOIA Request #284-25 — Fee Assessment and Denial of Cost-to-Deliverable Disparity Notice
Pursuant to MCL 15.240(1)

Dear Members of the Green Oak Charter Township Board of Trustees:

Unspoken Crime Media hereby submits this formal **APPEAL** to the Green Oak Charter Township Board of Trustees pursuant to MCL 15.240(1), challenging the February 17, 2026 determination by FOIA Coordinator Michael H. Sedlak that the fees assessed and response provided in connection with FOIA Request #284-25 were "appropriate." This appeal requests that the Board reverse the FOIA Coordinator's determination and order a partial refund or fee adjustment proportionate to the records actually produced.

I. GROUNDS FOR APPEAL

The Township's February 17, 2026 response constitutes a denial of Unspoken Crime Media's good-faith request for fee adjustment and is subject to reversal on the following independent grounds:

1. **The fee assessed is disproportionate to the records actually delivered, in violation of MCL 15.234's "actual cost" requirement.** The Township charged $1,710.82 representing 70 hours of police time — yet the totality of responsive records produced consisted exclusively of in-car dashcam footage. The overwhelming majority of requested categories were certified as non-existent.
2. **The Township failed to provide any itemized explanation of how 70 hours of police labor was incurred in locating and producing a single category of dashcam footage.**Despite Unspoken Crime Media's explicit request for a task-by-task breakdown, the February 17, 2026 response provided no such accounting, constituting a failure to demonstrate statutory compliance.

3. **The FOIA Coordinator's response failed to address any of the four clarification requests submitted in the February 3, 2026 Formal Notice.** A substantive denial of a fee dispute requires engagement with the underlying claims, not a bare conclusion that fees are "appropriate."

II. FACTUAL RECORD

The following table documents the disparity between what was requested, what fees were charged, and what was ultimately produced:

Record Category Requested	Status	Fee Charged
BWC footage — Green Oak Township officers	**Certified Non-Existent (MCL 15.235(5)(b))**	Included in $1,710.82
BWC footage — Michigan State Police troopers	**Certified Non-Existent**	Included in $1,710.82
Dashcam footage depicting trooper-involved shooting	**Certified Non-Existent**	Included in $1,710.82
Use of Force reports — trooper-involved shooting	**Certified Non-Existent**	Included in $1,710.82
In-car dashcam footage — Green Oak Township vehicles	**Produced via Axon Link**	Included in $1,710.82

Net result: Unspoken Crime Media paid **$1,710.82** (70 hours × $24.22/hour + 0.5 clerk hours) for a deliverable that consisted solely of a single Axon Evidence download link. Four of the five requested record categories were certified as non-existent — yet the fee was never revised downward to reflect the dramatically reduced actual search and production burden.

III. LEGAL STANDARD

MCL 15.234(1) limits FOIA fees to "the actual mailing costs" and labor costs constituting "the actual incremental cost" of locating, retrieving, and producing responsive records. The statute expressly provides that fees must reflect costs actually incurred, not costs estimated in anticipation of a broader search. Where a public body determines mid-process that the majority of requested records do not exist, the fee must be recalibrated to reflect the actual work performed.

The Michigan Court of Appeals has consistently held that fee assessments bearing no rational relationship to the records ultimately produced raise a cognizable claim of noncompliance under the Act. The 70-hour assessment for producing dashcam footage retrievable via a centralized Axon Evidence system — a platform specifically designed for rapid, indexed retrieval by incident number — demands a task-level accounting that has never been provided.

IV. RELIEF REQUESTED

Unspoken Crime Media respectfully requests that the Board of Trustees:

1. Reverse the FOIA Coordinator's February 17, 2026 determination that the fees were "appropriate";
2. Direct the FOIA Coordinator to provide a complete task-by-task breakdown of the 70 hours of police labor charged, with time allocated to each specific activity;

3. Order a fee adjustment or partial refund in an amount commensurate with the actual labor hours demonstrably expended in locating and producing the dashcam footage actually delivered; and
4. Confirm in writing whether Green Oak Township Police officers are equipped with body-worn cameras, and if so, document the basis for the certification that no BWC footage responsive to the January 12, 2023 Ulta Beauty incident exists.

V. PRESERVATION OF RIGHTS

This appeal is submitted pursuant to MCL 15.240(1) and constitutes Unspoken Crime Media's formal written appeal to the Township Board of Trustees. Should the Board deny this appeal or fail to respond within the statutory period, Unspoken Crime Media reserves all rights to seek judicial review in the Livingston County Circuit Court pursuant to MCL 15.240(1)(b), including recovery of reasonable attorneys' fees, costs, and punitive damages as authorized by MCL 15.240(4) should the court determine that the Township has arbitrarily and capriciously violated the Michigan Freedom of Information Act.

We remain open to informal resolution and are available to discuss this matter at the Board's earliest convenience.

Respectfully submitted,

John Mack
CEO & Lead Investigative Journalist
Unspoken Crime Media
PO Box 677511, Orlando, FL 32867
macj12748@gmail.com • (407) 594-3793

Delivered via email to foia@greenoaktwp.com and U.S. Mail • Green Oak Charter Township Board of Trustees • FOIA #284-25
This appeal is submitted pursuant to MCL 15.240(1). The word "APPEAL" appears in the heading of this correspondence as required by Green Oak Charter Township's February 17, 2026 response letter.

On Tue, Feb 17, 2026 at 3:37 PM foia <foia@greenoaktwp.com> wrote:

Good afternoon. Attached is Green Oak Charter Township's response letter regarding the Formal Notice submitted February 2, 2026.

Sincerely,

Carrie Humble, CMC, MiPMC

Green Oak Charter Township Deputy Clerk

10001 Silver Lake Road

Brighton, MI 48116

(810) 231-1333 ext. 121

Carrie.Humble@GreenOakTwp.com

Monday-Thursday 7:30AM-5:30PM

From: J Mac <macj12748@gmail.com>
Sent: Monday, February 2, 2026 4:45 PM
To: foia <foia@greenoaktwp.com>
Subject: Re: FOIA #284-25 Final

Investigative Journalism • Law & Crime Network Partner

Orlando, Florida • www.unspokencrimemedia.com

FORMAL NOTICE

Re: FOIA Request #284-25 — Cost-to-Deliverable Disparity

Date: February 3, 2026
Via: Email (foia@greenoaktwp.com)

TO:

Michael H. Sedlak, MiPMC, CMC
FOIA Coordinator, Township Clerk
Green Oak Charter Township
10001 Silver Lake Road
Brighton, MI 48116

FROM:

John Mack
CEO & Lead Investigative Journalist
Unspoken Crime Media
Orlando, Florida

Dear Mr. Sedlak:

This letter serves as formal notice regarding concerns with the Township's response to FOIA Request #284-25 (Reference: FOIA-2025-1125-004), specifically addressing the significant disparity between the fees assessed and the records actually delivered.

I. SUMMARY OF REQUEST AND PAYMENT

On November 25, 2025, Unspoken Crime Media submitted a comprehensive FOIA request pertaining to the January 12, 2023 incident at Ulta Beauty, Village Place Mall, involving defendant Shanel Webster and a trooper-involved shooting. The request specifically sought:

- All body-worn camera (BWC) footage from Green Oak Township Police officers
- All body-worn camera footage from Michigan State Police troopers
- All in-car camera (dashcam) footage from Green Oak Township Police and Michigan State Police vehicles
- All dashcam footage depicting the trooper-involved shooting
- Any use of force reports filed in connection with the trooper-involved shooting

Unspoken Crime Media paid **$1,710.82 in total fees** ($843.30 deposit on December 9, 2025, plus $867.52 balance), representing 70 hours of Police time at $24.22/hour ($1,695.40) and 0.5 hours of Clerk time at $30.83/hour ($15.42).

II. RECORDS ACTUALLY DELIVERED

Upon payment of the full invoice and receipt of the Axon download link, the responsive records consisted exclusively of **Green Oak Township in-car camera (dashcam) footage**. No body-worn camera footage, no MSP footage, and no use of force reports were included.
In your January 8, 2026 response letter, you certified under MCL 15.235(5)(b) that the following records *"do not exist under the description given or other names reasonably known to the Township"*:

- Body-worn camera footage from Green Oak Township Police officers
- Body-worn camera footage from Michigan State Police troopers
- In-car camera (dashcam) footage depicting the trooper-involved shooting
- Use of force reports filed in connection with the trooper-involved shooting

III. CONCERNS REGARDING FEE ASSESSMENT

The fee structure raises substantial concerns regarding compliance with MCL 15.234, which limits fees to *actual costs* incurred. Specifically:

Proportionality: The 70 hours of Police time ($1,695.40) appears disproportionate given that the ultimate deliverable consisted solely of dashcam footage — records that typically reside in a centralized Axon Evidence system and are retrievable through keyword or incident number search.
Scope vs. Delivery: The fee assessment appears to have been calculated based on the full scope of the original request, yet the majority of the requested record categories were certified as non-existent. It is unclear whether the 70-hour assessment was revised downward following the determination that BWC footage, MSP footage, and use of force reports did not exist.

IV. REQUESTS FOR CLARIFICATION

To resolve these concerns, Unspoken Crime Media respectfully requests the following information:

1. A detailed breakdown of how the 70 hours of Police time was calculated, including the specific tasks performed and time allocated to each.
2. Confirmation of whether Green Oak Township Police officers are equipped with body-worn cameras, and if so, why no BWC footage responsive to this incident exists.
3. Clarification on whether the Axon link provided contains all responsive dashcam footage in the Township's possession, or whether additional files remain outstanding.
4. An explanation of whether any fee adjustment or partial refund is warranted given that the majority of requested record categories were certified as non-existent.

V. PRESERVATION OF RIGHTS

This notice is intended to establish a record and seek informal resolution prior to any formal appeal or judicial action. Pursuant to MCL 15.240, Unspoken Crime Media reserves all rights to seek judicial review, including but not limited to recovery of reasonable attorneys' fees and punitive damages should it be determined that the Township has arbitrarily and capriciously violated the Michigan Freedom of Information Act.

We request a written response within **ten (10) business days** of receipt of this notice. We remain available to discuss this matter and reach an amicable resolution.

Respectfully submitted,

On Mon, Feb 2, 2026 at 4:35 PM foia <foia@greenoaktwp.com> wrote:

> It would be my understanding that the link would contain all of the available public information in Green Oak Charter Township's possession excluding any portions denied as stated in our response letter and copied below for reference.
>
> *Your request for all body-worn camera footage from Green Oak Township Police officers who responded to this incident, all body-worn camera footage from Michigan State Police troopers who responded to this incident, all in-car camera (dashcam) footage depicting the trooper-involved shooting and any use of force reports filed in connection with the trooper-involved shooting is denied because I certify that public records do not exist under the description given or other names reasonably known to the Township, MCL 15.235(5)(b). Michigan State Police records may be available via a FOIA request to Michigan State Police Records.*

Sincerely,

Carrie Humble, CMC, MiPMC

Green Oak Charter Township Deputy Clerk

10001 Silver Lake Road

Brighton, MI 48116

(810) 231-1333 ext. 121

Carrie.Humble@GreenOakTwp.com

Monday-Thursday 7:30AM-5:30PM

From: J Mac <macj12748@gmail.com>
Sent: Monday, February 2, 2026 4:29 PM
To: foia <foia@greenoaktwp.com>
Subject: Re: FOIA #284-25 Final

Hi Carrie,

Thank you for providing the documents and the Axon download link for FOIA #284-25.

Could you please clarify if the link provided contains all the requested footage, or if the records will be sent in multiple parts?

Best regards,

John Mack

On Mon, Feb 2, 2026 at 3:13 PM foia <foia@greenoaktwp.com> wrote:

Thank you for payment of FOIA #284-25, the PDF portion of the available public information is attached, the electronic portion is available via the AXON Evidence download link below.

Axon - GREEN OAK TOWNSHIP POLICE DEPT. - MI

Evidence.com - Case Download Link

Emily Newman from **GREEN OAK TOWNSHIP POLICE DEPT. - MI** (https://greenoaktwppdmi.evidence.com) has sent you a link to download the case **284-25 FOIA** on Evidence.com. You will download **1** zip or iso file(s) containing the pieces of evidence in this case. This download may take a while depending on your internet connection.

Please note that your access to this link will expire on January 9, 2027 12:08:18 (-05:00).
Afterwards, you will need to contact the sender to request access.

Download link:
[Click here to download]

Thank you,
The Axon Team

SECURITY NOTICE: Axon will not send you emails that request your username, password, or any other sensitive information. If you receive an email requesting information, it is most likely an attempt to gain access to your account. Furthermore, please verify that any hyperlinks in the message above begin with the proper URL e.g. "https://agencyname.evidence.com". Please forward emails that appear suspicious to help@evidence.com.

If we can be of further assistance, please feel free to contact us.

Carrie Humble, CMC, MiPMC

Green Oak Charter Township Deputy Clerk

10001 Silver Lake Road

Brighton, MI 48116

(810) 231-1333 ext. 121

Carrie.Humble@GreenOakTwp.com

Monday-Thursday 7:30AM-5:30PM

From: Humble, Carrie **On Behalf Of** foia
Sent: Thursday, January 8, 2026 3:14 PM
To: 'J Mac' <macj12748@gmail.com>; foia <foia@greenoaktwp.com>
Subject: RE: FOIA #284-25 Response Letter-Invoice

Thank you for the confirmation.

Carrie Humble, CMC, MiPMC

Green Oak Charter Township Deputy Clerk

10001 Silver Lake Road

Brighton, MI 48116

(810) 231-1333 ext. 121

Carrie.Humble@GreenOakTwp.com

Monday-Thursday 7:30AM-5:30PM

From: J Mac <macj12748@gmail.com>
Sent: Thursday, January 8, 2026 3:11 PM
To: foia <foia@greenoaktwp.com>
Subject: Re: FOIA #284-25 Response Letter-Invoice

Carrie –

Received the invoice. Will submit payment for the balance today.

Thanks

On Thu, Jan 8, 2026 at 2:59 PM foia <foia@greenoaktwp.com> wrote:

> Good afternoon. Attached are Green Oak Charter Township's response letter and remaining balance invoice regarding FOIA #284-25.

Feel free to contact us with any questions.

Carrie Humble, CMC, MiPMC

Green Oak Charter Township Deputy Clerk

10001 Silver Lake Road

Brighton, MI 48116

(810) 231-1333 ext. 121

Carrie.Humble@GreenOakTwp.com

Monday-Thursday 7:30AM-5:30PM

From: Humble, Carrie **On Behalf Of** foia
Sent: Wednesday, November 26, 2025 10:14 AM
To: 'J Mac' <macj12748@gmail.com>; foia <foia@greenoaktwp.com>
Subject: RE: FOIA #284-25 Request
Importance: High

Good morning. Attached are Green Oak Charter Township's response letter and deposit invoice regarding FOIA #284-25.

Feel free to contact us with any questions.

Carrie Humble, CMC, MiPMC

Green Oak Charter Township Deputy Clerk

10001 Silver Lake Road

Brighton, MI 48116

(810) 231-1333 ext. 121

Carrie.Humble@GreenOakTwp.com

Monday-Thursday 7:30AM-5:30PM

From: J Mac <macj12748@gmail.com>
Sent: Tuesday, November 25, 2025 10:19 PM
To: foia <foia@greenoaktwp.com>
Subject: Media Request

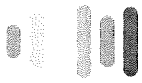
Records Request

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JOHN MACK | Lead Investigative Journalist

PO Box 677511, Orlando, FL 32867
macj12748@gmail.com | (407) 594-3793 | Fax: +1 978-992-3938

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