

### **Is "Data Center" a principal permitted use on this property, or did it require Special Land Use approval?**

Yes. "Data Center" is a Principal Permitted Use in I-1 and I-2 zoning districts and therefore the project did not require rezoning and did not need Special Land Use approval.

### **Some people have mentioned that this was zoned Agricultural so how did that change?**

Zoning has not changed in decades. There may be confusion based on the three maps the township has listed in the Master Plan.

- The current [Zoning Map](#) is the legal use of land based on zoning.
- The [Future Land Use](#) map is how the township anticipates the property that may be used.
- The **Existing Use** map shows how the property is currently being used. (Found in the [current Master Plan](#))

The property has been zoned manufacturing since 1957 and Industrial since the 1980s, however, on occasion, a farmer may approach the property owner requesting to use the land to plant crops for a season or more. This could be why some people have seen the land being used for Agriculture but that is not what it is zoned.

### **Lighting from the Coca Cola warehouse is so bright. How will the township prevent further light pollution?**

Answer: The site photometric plan has been confirmed to be compliant with ordinance requirements.

### **Why are data centers being placed in residential areas and next to schools instead of in more remote industrial locations?**

**Answer:** The Walbridge property is not a residential area (it is zoned and planned for industrial and quasi-industrial uses). The buildings will also be approximately a half mile from the school property.

### **Why does the Township consider a modern hyperscale data center to fit within a 1992 zoning definition?**

**Answer:** Data processing and computer centers do not have defined terms in the ordinance. It is clear that the project is a "data processing" operation and is therefore permitted on the subject property.

### **Why is the Township considering a data center when existing infrastructure problems remain unresolved?**

**Answer:** Property owners are allowed to propose a project that is permitted under the ordinance. The Township is considering the application because it is the right of the property owner to ask for consideration.

**Why does a hyperscale data center not require a special use permit when smaller developments do?**

**Answer:** Data processing uses are permitted "by right" in the zoning ordinance, which means they do not require special land use approval. Other uses (for example processing of chemicals, forging presses, recycling centers, sludge processing, etc.) are designated as special uses "which possess unique characteristics and therefore cannot be properly classified as a permitted use in a particular zoning district."

**Will each Planning Commission member explain why this project is being supported?**

**Answer:** The Planning Commissioners reviewed the Site Plan and questioned the applicant at their Sept 8, 2025, meeting and at the time expressed their opinions and vote regarding the project. Minutes from this meeting can be viewed on the township website.

**How was this decision to approve a data center made?**

**Answer:** The Planning Commissioners reviewed the Site Plan and questioned the applicant at their Sept 8, 2025, meeting and at the time expressed their opinions and vote regarding the project. Minutes from this meeting can be viewed on the township website.

**What is a data center?**

**Answer:** A data center is a secure facility that houses computer systems and servers used to store, process and distribute digital information.

**What is zoning of the project site?**

**Answer:** Currently, the property is zoned with a mix of I-1 Light Industrial and I-2 General Industrial. The property has been zoned for manufacturing/industrial land uses as far back as 1957, when it was zoned M-2 General Manufacturing. Data Centers were approved as principal permitted use in 1992 in both I-1 Light Industrial and I-2 General Industrial districts.

**Is "Data Center" a principal permitted use?**

**Answer:** Yes. Since 1992, "Data Center" has been a permitted use in both I-1 and I-2 Districts. The I-1 and I-2 Industrial Districts allow for a wide variety of manufacturing, processing, freight handling, warehousing, vehicle repair, and other industrial uses by right or by special land use. These districts also allow uses that are not considered industrial, including greenhouses, mini warehouses (also known as self-storage), research labs, general office buildings, commercial recreational facilities, and data centers.

**Was rezoning required for Project Flex? When was the project re-zoned from PD to Industrial?**

**Answer::** No rezoning occurred or was necessary. The applicant did not need to make a request to rezone as the use and the zoning were permitted. This property was never zoned Planned Development.

**Why is that the Township Board did not need to approve Project Flex?**

**Answer:** Site plan proposals for principal permitted uses do not require Township Board approval per the Lyon Township Zoning Ordinance.

**Why were neighbors adjacent to the property not informed of this project being on the Planning Commission agenda?**

**Answer:** As a proposal for permitted use, a public hearing notice was not required. The Township follows ordinance procedure for noticing of all projects. Data centers are a principal permitted use in both the I-1 and I-2 Districts. Permitted uses are subject to site plan review with the Planning Commission, and the process defined in the ordinance does not include a public hearing. Planning Commission meeting dates are posted on the Township website. All meeting materials and packets were made available prior to the Planning Commission meeting on the Township website, under Documents on Demand. Anyone can sign up for email notifications and enable and receive page updates and notifications for when new documents are added such as agendas, meeting minutes, and packets.

**Doesn't an Industrial Use over 100,000 sq. ft. require Special Land Use in the I-1 District?**

**Answer:** Yes, industrial operations are subject to special land use review when larger than 100,000 square feet in size. By definition, data centers are not Light or Heavy Industrial uses per Section 3.02 of the ordinance, therefore are not subject to Special Land Use review.

**Updated Answer:** The Township Planning Commission is currently reviewing proposed changes to the Ordinance in regard to large land use. Details can be found on the Township website under Planning Commission Agendas, Meetings and Packets for the March and April 2026 meetings. Click on [Planning Commission](#) to view folders and files.

**Has potential light pollution from the data center been assessed?**

**Answer:** This site plan complies with lighting and photometric standards of the ordinance, which include downward shielding of light fixtures and strict lighting limits at all property lines. The landscape plan includes evergreen screening planted on berms of varying heights near the property lines to further limit visual impacts at the property line.

**Is Project Flex located in the township's wellhead protection area?**

**Answer:** No, the site does not fall within the Wellhead Protection Overlay District. The boundaries for this overlay area can be found on the [Township zoning map](#).

**How tall are the buildings, how far are they set back from adjacent properties, and what screening/landscaping will there be to reduce visual impact?**

**Answer:** The buildings will be 29 feet tall with 17-foot-tall panels in the middle center of the roofs for screening of mechanical equipment. The total height is 46 feet tall. The buildings will be 144 feet from the Milford Road right-of-way, 377 feet from the southern property line, 406 feet from the northern condominium property line, and 652 feet from the eastern property line. The substation limits will be 53 feet from the eastern property line and 84 feet from the southern property line. The project exceeds the minimum setbacks. The landscape plan includes evergreen tree screening on 6-foot-tall berms on the north, east, and west sides of the property, and an evergreen tree screen on a 10-foot-tall berm on the south side of the property.

**Updated Answer:** The 2<sup>nd</sup> submittal of the Final Site Plan includes building elevations that depict the roof height of 24 feet, with a 10-foot-tall parapet on top of that, for primary structure height of 34 feet. There is also a screen for the mechanical equipment that will extend vertically another 14 feet beyond the parapet height, resulting in a total building height of 48 feet. The buildings will be 145 feet from the Milford Road right-of-way, 396 feet from the southern property line, 406 feet from the northern condominium property line, and 652 feet from the eastern property line. The substation limits will be 53 feet from the eastern property line and 216 feet from the southern property line. The project exceeds the minimum setback requirements. The landscape plan continues to include a 10-foot berm on the south side of the property and 6'-10' berms on the west side of the property.

**Is the data center finalized and officially moving forward?**

**Answer:** The Planning Commission reviewed and approved the site plan conditionally at its public meeting in September. There are comprehensive reviews that will take place as part of the final approval process for the data center, during which details will be reviewed for compliance with local ordinances. Concurrently, there are permits from other agencies that are required before construction can begin, including a cleanout of the New Hudson Drain. The Township will hold an informational meeting on January 22 at 7pm at South Lyon East High School. The intent of the meeting is to share details about the project, and to address community questions, and concerns. It is not a decision-making or approval forum.

**How come I was not allowed to voice my opinion to the board or planning commission before this was approved. I'm sure the township knew we would not want this in our backyard where our children play. I understand it did not need approval from the Board, but it is only respectful (and a duty) to ask the residents since this Data Center will impact our life's radically, and we pay are taxes that pay the board and planning Commission salary.**

**Answer:** The public can attend any meeting of the planning commission to voice their concerns. The Sept 8 meeting was posted and all meeting packet documents made available prior to the meeting for public review.