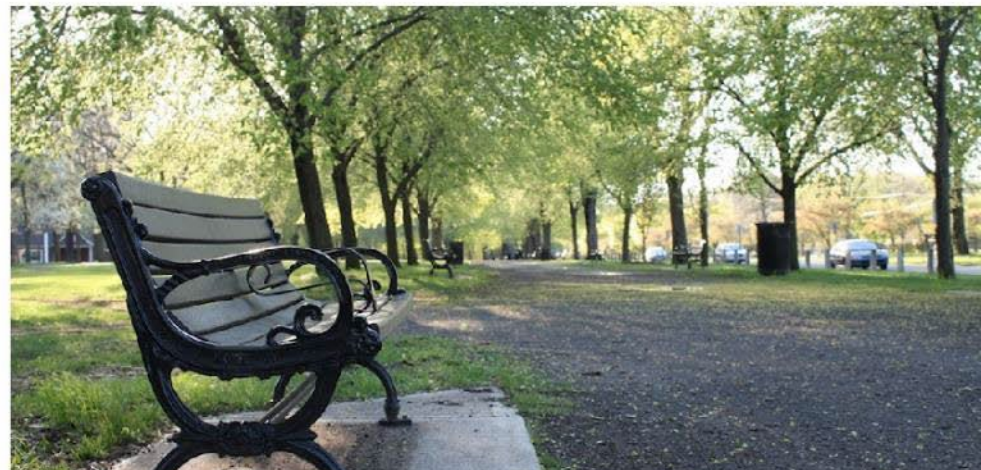




Data Centers

12/16/2025





Introduction to Data Centers

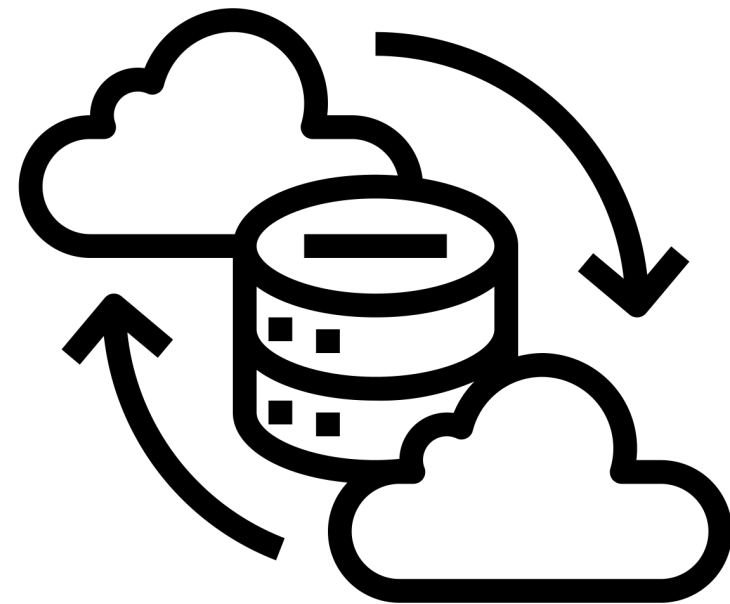
- AI and cloud computing are driving rapid expansion of data centers.
- Michigan is increasingly targeted due to tax incentives.
 - Sales tax exemption for qualified data center equipment
 - Long-term sales tax exemption for \$250m in digital infrastructure+30 jobs @150%AMI
- **Springfield Township's ordinance is obsolete with respect to data centers**
 - The Township Board passed a 6-month moratorium on new applications for data center; this provides time to study and update local ordinances





Current Township Regulations

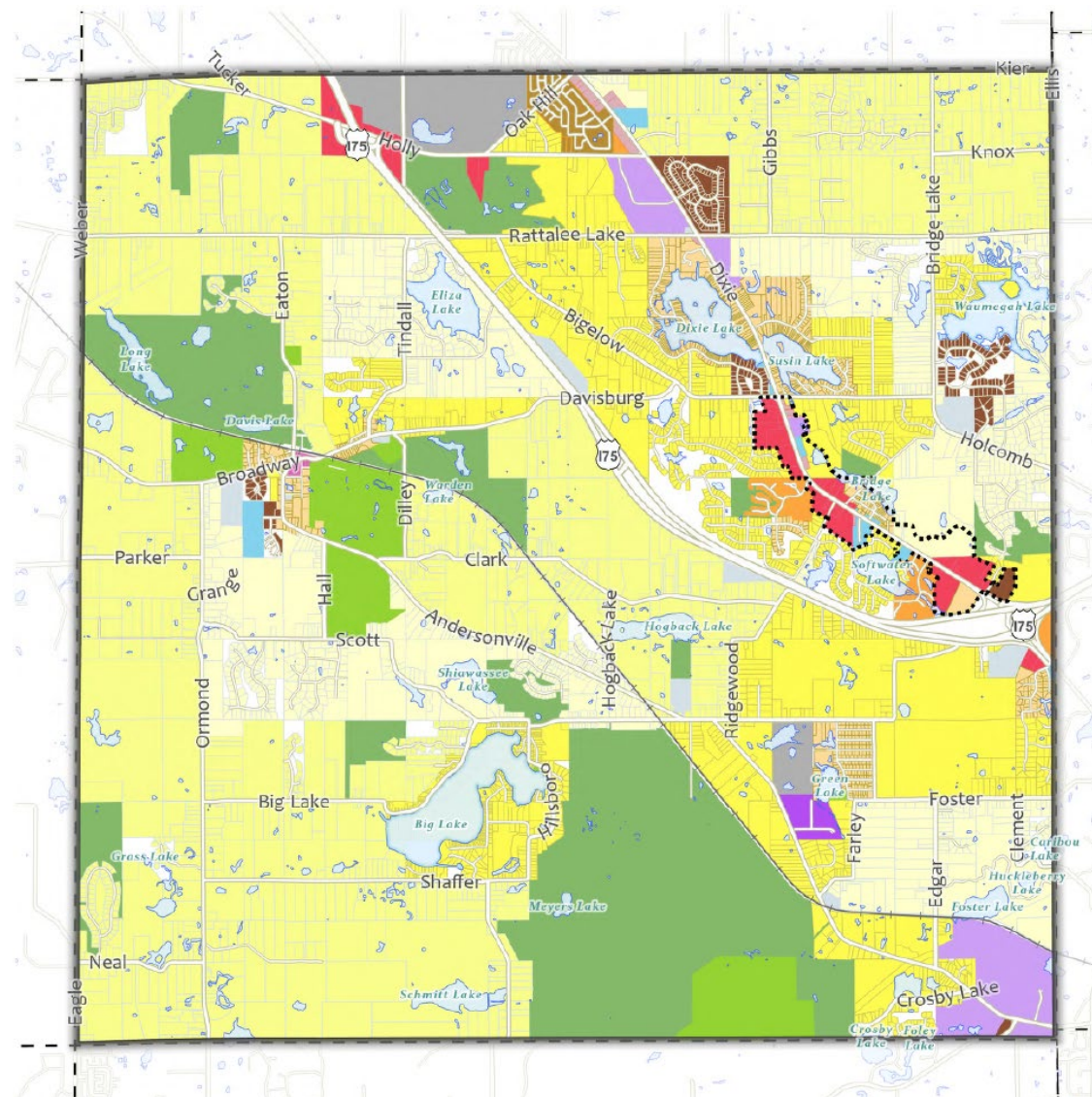
- Permitted in OS, C-1, C-2
- Listed as “**Data processing and computer centers including the servicing and maintenance of electronic data processing equipment.**”
- No additional use-specific provisions
- Adopted in 1997, **not consistent** with today’s data centers





Where should data centers go?

- Office/commercial districts not appropriate
- Consider allowing in M-1/M-2 or new district/overlay
- Minimum lot sizes, campus-style development
- Phased Plans, Area Plans





Key Concerns: Water & Energy



Water:

- Cooling systems create high demand.
- Closed-loop systems reduce impact.
- Require water-use estimates + environmental analysis.



Energy

- Nearly half of energy used for cooling.
- Need proximity to substations.
- Encourage on-site renewable energy.



Community Impacts and Mitigation

Noise:

- Cooling systems and generators create noise
- Noise studies, barriers/buffers, limited testing hours

Buffers

- Particularly important near sensitive uses (schools, homes)
- Typical setbacks: 100-200 Feet + Enhanced landscaping





Site Design

- High-security facilities requiring fencing and cameras
- Lighting must support security without creating glare/ spillover
- Excessive parking is not necessary and should align with staffing needs of the facility
- Phasing plans should include plans for parking of construction workers





Building Design

- High quality materials and compatible architectural styles
- Building heights should be compatible with surrounding development





Decommissioning

- Difficult to repurpose buildings without windows/ plumbing
- Substantial footprint with lots of equipment/ infrastructure
- Require decommissioning plans





Next Steps

- Meeting with Staff, Township Attorney, Planning Consultants to draft language
 - Potential for amendments to Zoning Ordinance and General Code.
- (Optional) Community survey
- Provide commissioners resources and information including webinars and case studies.
- Work session to review draft language
 - Discuss priorities and tradeoffs



Q&A

