

ONEIDA CHARTER TOWNSHIP AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES

Tuesday, March 10, 2026 - 7:00PM

- 1.** Call meeting to order
- 2.** Pledge of Allegiance
- 3.** Additions to the agenda
- 4.** Approval of meeting minutes of February 10, 2026
- 5.** Correspondence
- 6.** Public Comment
- 7.** Township Office Reports
 - a. Treasurer's Report
 - b. Bills To Be Paid
 - c. GLAESA Report
 - d. Planning Commission Report
 - e. Clerk Report
 - f. Cemetery Report
 - g. Assessor Report
 - h. Zoning Report
- 8.** Assessor Resignation
- 9.** Snow Plowing: Cemeteries
- 10.** Draft Data Center Ordinance
- 11.**
- 12.**
- 13.**
- 14.**Public comment
- 15.** Board comment
- 16.** Adjourn meeting

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ONEIDA CHARTER TOWNSHIP

REGULAR BOARD MEETING

February 10, 2026- DRAFT

MEMBERS PRESENT: Supervisor Rick Jones, Clerk Michaela Mosher, Treasurer Melissa Goschka, Trustee Jeri Haddix, Trustee Thomas Campbell, Trustee Janet Schultz, Trustee Madelyne Lawry

MEMBERS ABSENT: None

OTHERS PRESENT: Assessor Justin Kilgore, Cemetery Coordinator Jackie Kilgore, Jim Green, Administrative Assistant Jackie Pena-Klanecky, Code enforcement officer Eric Hafner, Chief Mike Roman, Fire Marshall Jeff Wortley, Deputy Supervisor Terrie Kosbar, Keith Mulder, and several members of the public.

1. The meeting at Oneida Township Hall, 11041 Oneida Road was called to Order by Supervisor Jones at 7:00pm.
2. Pledge of Allegiance.
3. Addition to the agenda- None.
4. Motion to accept January 13, 2026, meeting minutes as presented was offered by Janet Schultz and supported by Thomas Campbell. Motion carried.
5. Correspondence from Comcast was shared.
6. Public comment was held.
7. Township Office Reports
 - a. Treasurer's Report was provided by Melissa Goschka and will be placed on file. The Treasurer's office has been busy as this is the last month for 2025 taxes to be paid at the Township. Janet Schultz offered her appreciation to Melissa Goschka for doing an outstanding job.
 - b. Motion to approve the bills as presented was offered by Melissa Goschka and supported by Rick Jones. Motion carried.
 - c. Sheriff's report: no report was given.
 - d. GLAESA report provided by Chief Roman. The Chief noted that a new ambulance will be in service next week.
 - e. Planning Commission Report was provided by Melissa Goschka. The Planning Commission has made progress on Zoning Ordinance Update and is currently working on chapter 15 Special Land Uses, as well as a Rezoning request for a parcel in the township.
 - f. Clerk report was provided by Michaela Mosher. Conducting interviews for Deputy Clerk position. An election will be held on May 5th, 2026, a bond proposal for GLAESA.
 - g. Cemetery Coordinator Jackie Kilgore provided cemeteries report. One pending foundation for spring cement pour, as well as two May burials scheduled.
 - h. Assessor's report provided by Justin Kilgore. Change notices will be out on February 20th. Justin continues to urge residents with questions on their change notice to contact him for any questions and concerns. A notice will be circulated in The County Journal soon with the following March Board of Review dates and times. The Board of Review Organizational Public Meeting will be held at Oneida Township Hall located at 11041 Oneida Road, Grand Ledge on Tuesday, March 3rd, 2026, at 9:00am. The Board of

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Review Public Meetings for the review and appeals of the assessment roll will be held on the following dates and times:

Monday, March 9th, 2026 (9:00am to 12:00pm and 6:00pm to 9:00pm)

Tuesday, March 10th, 2026 (9:00am to 12:00pm and 1:00pm to 4:00pm)

WRITTEN APPEALS MUST BE RECEIVED BY THURSDAY, MARCH 5th, 2026.

- i. Zoning Report provided by Code Enforcement Officer Eric Hafner. Assisted a resident with correcting a complaint. St Joe property has been sent a 2nd letter from the Township's attorney. Supervisor Jones has also had communication with the property owner.
8. Motion to approve PA116 Application for 030-035-200-003-01 for applicant David Edwards as presented was made by Rick Jones and supported by Janet Schultz. Motion carried.
9. The Board reviewed the International Fire Code Ordinance. The Fire Marshall was present to answer questions of the Board. Motion to move forward with editing the Ordinance to the Townships specifications was offered by Janet Schultz and supported by Rick Jones.
Yeas: Thomas Campbell, Michaela Mosher, Melissa Goschka, Madelyne Lawry, Janet Schultz, Rick Jones, Jeri Haddix
Nays: None
10. The GLAESA Resolution for the May 5th, 2026, Bond Proposal was provided for informational purposes. GLAESA mailed surveys out to residents to see the general opinion of the proposal, noting that most respondents were in favor of the proposal. Chief Roman informed the Board the proposal would allow the Fire Department to build a fire barn on the south side of the bridge as well as a new one on the north side of town, which would affect emergency call response times drastically.
11. Motion to pick the Road Improvement Agreement up off the table was offered by Michaela Mosher and supported by Melissa Goschka. Upon reviewing the agreement, a motion to approve the Road Improvement Agreement as presented was offered by Rick Jones and Supported by Janet Schultz. Motion Carried.
12. LARA has informed the Township of the need to have a Building Code Official. The Board reviewed the suggestion of hiring Joe Hardin as a township employee to serve as our Building Code Official for a 1-year contract. The Townships' current insurance policy will cover Joe Hardin as a Township employee. Resolution to hire Joe Hardin was offered by Rick Jones and supported by Janet Schultz. Upon roll call vote:
Yeas: Janet Schultz, Rick Jones, Jeri Haddix, Thomas Campbell, Michaela Mosher, Melissa Goschka, Madelyne Lawry
Nays: None
13. Motion to appoint Isaac Hafner to the Planning Commission vacancy was offered by Rick Jones and supported by Janet Schultz and Thomas Campbell. Motion carried.
14. Motion to approve amendment to Zoning Ordinance and Zoning Ordinance Map to rezone parcel #030-076-600-240-01, 13503 N. Hartel Rd. Grand Ledge, MI from R-1B Residential District to B-1 Local Business District was offered by Janet Schultz and supported by Thomas Campbell. Motion carried.
15. (Blank on the agenda)
16. (Blank on the agenda)
17. (Blank on the agenda)

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- 18. Public Comment was held.
- 19. Board comment was held.
- 20. Meeting adjourned at 7:35pm.

APPROVED:

Supervisor

Clerk

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**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE COMMUNICATIONS CUSTOMERS OF
CASE NO. U-22006**



- Comcast Corporation has been directed to show cause why it should not be found in violation of 2013 PA 174, the MISS DIG Underground Facility Damage Prevention and Safety Act, MCL 460.721 et seq.
- The information below describes how a person may participate in this case.
- You may call or write Sean P. Gallagher, Fraser Trebilcock Davis & Dunlap, PC, 124 W. Allegan St., Ste. 1000, Lansing, MI 48933, for a free copy of Michigan Public Service Commission's January 15, 2026 Order. Any person may review the Commission's January 15, 2026 Order at the offices of or on the Commission's website at: <https://mi-psc.my.site.com/s/> under Case No. U-22006.
- A pre-hearing will be held:

DATE/TIME: Wednesday, February 18, 2026 at 9:00 AM

BEFORE: Administrative Law Judge James M. Varchetti

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to allow Comcast Corporation (Comcast) to show cause why it should not be found in violation of Act 174 of 2013 (Act 174), the MISS DIG Underground Facility Damage Prevention and Safety Act, MCL 460.721 et seq., which requires facility owners or operators, after proper notice, to respond to a dig ticket by the start date and time for the excavation by marking their facilities in the area of the proposed excavation or blasting. MCL 460.727(1). The marking by the facility owner or operator must be done in a manner that permits the excavator to employ soft excavation to establish the precise location of the facilities. Comcast Corporation shall file its response to the allegations to show cause accompanied by prefiled testimony and supporting documentation by **5:00 p.m. (Eastern time) on February 5, 2026**. Comcast's response shall be accompanied by prefiled direct testimony, exhibits, work papers, and affidavits supporting the veracity of its response prepared by a person or persons with actual knowledge of the circumstances. The Commission reserves jurisdiction and may issue further orders as necessary.

R 792.10422 Adjournments.

Rule 422

- (1) Unless the presiding officer allows otherwise, a request for adjournment shall be by motion or stipulation made orally at a hearing or in writing and shall be based on good cause.
- (2) A motion or stipulation for adjournment shall state the party who is requesting the adjournment and the reason for the adjournment.
- (3) An adjournment may be granted for good cause and shall be in writing or on the record.
- (4) In granting an adjournment, the presiding officer, administrative law manager assigned by the hearing system to the commission, or commission may impose reasonable conditions.

R 792.10432 Motion practice.

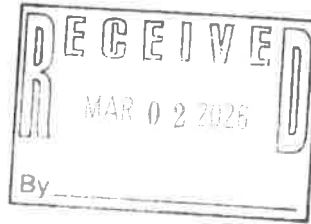
Rule 432

- (1) In a pending proceeding, a request to the commission or presiding officer for a ruling or order, other than a final order, shall be by motion. Unless made during a hearing, a motion shall be in compliance with all of the following provisions:
 - (a) Be in writing.
 - (b) State with particularity the grounds and authority on which the motion is based. (c) State the relief or order sought.
 - (d) Be signed by the party or the party's attorney.
- (2) Unless a different time is set by the commission or presiding officer or unless the motion is one that may be heard ex parte, a written motion, notice of the hearing on the motion, and any supporting brief or affidavits shall be served as follows:
 - (a) Not less than 9 days before the hearing, if served electronically or by mail.
 - (b) Not less than 7 days before the hearing, if served electronically or by delivery to the attorney or party under Michigan court rule 2.107(c)(1) or (2).
- (3) Unless a different time is set by the commission or presiding officer, any response to a motion, including a brief or an affidavit, shall be served as follows:
 - (a) Not less than 5 days before the hearing, if served electronically or by mail.
 - (b) Not less than 3 days before the hearing, if served electronically or by delivery to the attorney or party under Michigan court rule 2.107(c)(1) or (2).
- (4) Motions shall be noticed for hearing at the time designated by the commission or presiding officer.
- (5) When a motion is based on facts not appearing on the record, the commission or presiding officer may hear the motion on affidavits presented by the parties or may direct that the motion be heard wholly or partly as oral testimony or deposition.
- (6) The commission or presiding officer may limit oral arguments on motions and may require the parties to file briefs in support of, and in opposition to, a motion. The commission may dispense with oral argument on matters brought before the commission.



WINDSOR CHARTER TOWNSHIP

February 16, 2026



Oneida Charter Township Clerk
11041 Oneida Rd
Grand Ledge, MI 48837

Notice of Intent to Update Windsor Township Comprehensive Plan

This letter is to inform you that the Windsor Charter Township Planning Commission (“Planning Commission”) has begun the process to amend the Township’s Comprehensive Plan (“Plan”). In accordance with the requirements of the Michigan Planning Enabling Act 33 of 2008, this letter will serve as notice to the neighboring local governments, cities, and villages of the Planning Commission's “Intent to Plan”. The Planning Commission welcomes your cooperation and comments.

The area under consideration can be generally described as the Lansing Road Corridor extending from the intersection of Royston Road and Lansing Road to the intersection of Creyts Road and Lansing Road. Properties within this area include a mix of residential, commercial, industrial, and agricultural uses and zoning districts. The Township Planning Commission is reviewing other applicable future land use categories, which in turn may impact future zoning designations.

If you would like to receive a “Draft” and/or “Final” copy of this update, please provide a formal request to the Township Clerk, Meredith Barnhart-Smith via email at clerk@windsortownship.com.

Sincerely,

Meredith L. Barnhart-Smith

Meredith Barnhart-Smith, Clerk
Windsor Charter Township

Subject: [External]Severe Weather Awareness Week and LIVE Wireless Emergency Alert Test

Good morning, everyone -

Severe Weather Awareness Week is right around the corner, running from March 15-21, 2026. As usual, Eaton County will be participating in the following ways:

1. Live Wireless Emergency Alert (WEA) test on **Wednesday, March 18 at 12:59 pm.**
2. Posting on social media during Severe Weather Awareness Week promoting county activities and participation.
3. Distributing a media release to our media partners to announce and highlight our participation.
4. Outdoor warning siren activation countywide on **Wednesday, March 18 at 1:00 pm** as a part of the voluntary statewide tornado drill.
5. Testing of the countywide opt-in alert system (text/phone/email) on **Wednesday, March 18 at 1:00 pm** as a part of the voluntary statewide tornado drill.
6. Testing of the Emergency Operations Center (EOC) Rave Collaborate activation notification system on **Wednesday, March 18 at 1:05 pm.**

I wanted to take a moment and highlight the live WEA test that should be received by **ALL** cell phones in **Calhoun, Clinton, Eaton, and Ingham County**, including the **City of Lansing**, on **Wednesday, March 18 at 12:59 pm.** When you think of a WEA, imagine receiving an AMBER Alert. There is a distinct alert tone, the sound repeats multiple times in quick succession, and phones vibrate intensely. We have the ability at the county level to issue WEAs when there is an imminent threat to life or property **OR** when there are concerns for other public safety situations (e.g., water supply failure, 911 telephone outage, etc.). The threat must affect a large area of the political jurisdiction, such that it is impractical to alert, warn, or notify those affected using other means, such as mobile public address announcements, social media, opt-in alerting, door-to-door notifications, media briefings, etc.

I have attached a graphic that includes the verbiage used for the test. If you would like additional graphics promoting Severe Weather Awareness Week and the Statewide Tornado Drill, here is the 2026 Severe Weather Awareness Week and Statewide Tornado Drill Media Toolkit.

A major public information and education campaign will launch across Calhoun, Clinton, Eaton, and Ingham County starting **Wednesday, March 11** at 10:00 am to raise awareness about the test and other Severe Weather Awareness Week activities. As part of this effort, many local agencies will be sharing the notice of the WEA test on social media. Feel free to help us be a force multiplier by sharing this information on your social media pages.

If you have any questions, please don't hesitate to reach out to our department for more information.

Ryan Wilkinson

Emergency Manager

County of Eaton

Emergency Management

911 Courthouse Dr., Charlotte, Michigan 48813

Phone: 517-983-4354



ACCOUNT BALANCES

CASH DEPOSITS

	<u>01/31/2026</u>	<u>02/28/2026</u>
Cash Box	\$ 200.00	\$ 200.00
TOTAL	200.00	200.00

DART BANK- Operations:

General Fund Checking	\$219,905.89	\$177,396.84
General Fund Savings .80%	250,185.69	328,130.71
TOTAL	\$470,091.58	\$505,527.55

SAVINGS ACCOUNTS:

Consumers Credit Union Savings	\$ 25.00	\$ 25.00
Flagstar Savings 2.48%	\$252,063.65	\$252,537.82
MI Class-Gen Fund Avg. 3.7864%	\$330,175.89	\$481,167.49
TOTAL	\$582,264.54	\$733,730.31

CERTIFICATES OF DEPOSIT

	<u>RATE</u>	<u>MATURITY</u>		
Consumers C U	4.00%	10/01/2026	\$227,396.29	\$228,155.10
Dart Bank CD 1	3.80%	04/17/2026	\$ 50,087.33	\$ 50,087.33
Eaton Comm. CD1	3.98%	03/31/2026	\$ 84,440.66	\$ 84,440.66
Eaton Comm. CD2	3.85%	10/20/2026	\$ 80,601.75	\$ 80,601.75
Union Bank CD	4.00%	07/02/2026	\$214,766.64	\$214,766.64
TOTAL			\$657,292.67	\$658,051.48

	<u>01/31/2026</u>	<u>02/28/2026</u>
TOTAL DEPOSITS	\$ 1,709,848.79	\$1,897,509.34

<i>Winter Tax Receiving Dart</i>	\$ 3,623,002.92	\$2,881,344.26
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 Melissa A. Goschka, Treasurer

ACCOUNT BALANCES

CASH DEPOSITS

	<u>01/31/2025</u>	<u>02/28/2025</u>
Cash Box	\$ 200.00	\$ 200.00
TOTAL	200.00	200.00

DART BANK- Operations:

General Fund Checking	\$ 241,182.38	\$169,332.42
General Fund Savings .80% APY	144,081.39	341,154.90
TOTAL	\$385,263.77	\$510,487.32

SAVINGS ACCOUNTS:

Consumers Credit Union Savings	\$ 25.00	\$ 25.00
Flagstar Savings 3.25% APY	\$244,575.81	\$245,176.90
MI Class ARPA CLOSED	\$.00	\$.00
MI Class-Gen Fund Avg. 4.4699% APY	\$316,421.11	\$317,507.69
TOTAL	\$561,021.92	\$562,709.59

CERTIFICATES OF DEPOSIT

	<u>RATE</u>	<u>MATURITY</u>		
Consumers C U	4.746%	10/01/2025	\$217,321.92	\$218,197.91
Dart Bank CD 1	4.67%	04/17/2025	\$128,448.51	\$128,448.51
Eaton Comm. CD	4.89%	03/29/2025	\$ 80,986.52	\$ 80,986.52
Union Bank CD	5.25%	07/02/2025	\$205,226.03	\$205,226.03
TOTAL			\$631,982.98	\$632,858.97

	<u>01/31/2025</u>	<u>02/28/2025</u>
TOTAL DEPOSITS	\$ 1,578,468.67	\$1,706,255.88
<i>Winter Tax Receiving Dart</i>	<i>\$ 3,438,601.91</i>	<i>\$1,924,021.86</i>


Melissa A. Goschka, Treasurer

Oneida Charter Township

101-000-001.000 DART GENERAL FUND CHECKING Ending Balance: \$185,071.89

Date	Ref No.	Payee	Memo	Payment	Deposit Stat	Attachments	Balance
02/27/2026	eft	ADP	payroll taxes feb 2026	\$5,918.42	1	1	\$185,797.52
		Type			Auto		
		ADP	payroll 2/27/26	\$16,644.63	R	1	\$191,715.94
		Check -Split-					
02/27/2026	eft	ADP		\$159.60			\$208,360.57
		Check -Split-					
		MANER, COSTERISAN	INV#79755 QBO				
		101-101-740.000 TOWNSHIP					
		Check BOARD:OPERATING					
		SUPPLIES					
02/25/2026	22578	PRECISION GROUNDWORKS, LLC	inv#2217- Burial Sherwood	\$1,050.00			\$208,520.17
		101-567-801.000					
		Check CEMETERY:CEMETERY					
		CONTRACT SERVICES					
02/25/2026	22577	SPECTRUM PRINTERS INC	Election supplies 2026, 3 elections nominating petition- nonpartisan nominating petition- partisan av envelopes purple- 4600 av dual window envelopes- 500 secrecy sleeves generic- 3400 secrecy sleeves primary- 3400 secrecy sleeves general election-3400 poll books-3 precinct kits with binder qvf- 3 av envelopes blue- 4600	\$3,398.00			\$209,570.17
		101-262-272.000					
		Check ELECTIONS:OFFICE					
		SUPPLIES					
02/25/2026	eft	ADP	2025 YE Tax Reporting, W-2's	\$284.95	1		\$212,968.17
		6560 OTHER					
		Check FUNCTIONS:Payroll					
		Expenses					

Date	Ref No.	Type	Payee Account	Memo	Payment	Deposit	Stat	Attachments	Balance
02/24/2026	22576	Check -Split-	John Hancock	Feb 2026 Payroll	\$2,729.25		2		\$213,253.12
02/23/2026	22575	Check -Split-	WILLIAMS & WORKS	response to inquiry regarding wellhead protection program maps	\$56.50		1		\$215,982.37
02/19/2026	22574	Check	101-803-100.000 PROFESSIONAL SERVICES						
02/19/2026	22574	Check	AMAZON CAPITAL SERVICES	vacuum bags, paper towels, cardstock, post its, received stamps	\$178.31		1		\$216,038.87
02/19/2026	22573	Check -Split-	KCI	process and mail assessments	\$561.96		1		\$216,217.18
02/12/2026	22572	Check	101-101-955.000 TOWNSHIP BOARD:POSTAGE						
02/12/2026	22572	Check	DART BANK	Internet, Granger, MS365 subscription, Office supply-printer part for Justin's printer, notary stamp	\$454.73		1		\$216,779.14
02/12/2026	22571	Check -Split-	COCM						
02/12/2026	22571	Check	101-371-958.000 BUILDING INSPECTOR:TRAINING	COCM 2026 spring conference	\$285.00		1		\$217,233.87
02/11/2026	22570	Check	FAHEY SCHULTZ BURZYCH RHODES PLC	data center moratorium, rezoning, review water/sewer and grant of deed, code enforcement letter- st joe	\$3,475.44		1		\$217,518.87
02/09/2026	22567	Check -Split-	KCI						
02/09/2026	22567	Check	101-101-955.000 TOWNSHIP BOARD:POSTAGE	Postage for Assessment Notices	\$1,145.68		1		\$220,994.31
02/09/2026	22566	Check	MCCLUNG OUTDOOR MAINTENANCE						
02/09/2026	22566	Check	101-265-930.000 TOWNSHIP HALL:REPAIRS & MAINTENANCE	INV# IN-2161 plowing/salt 12/19/25-1/29/26	\$1,984.00		1		\$222,139.99
02/09/2026	22565	Check	RING CENTRAL INC	twp phones 02/02/26-03/01/26	\$184.72		1		\$224,123.99

Date	Ref No.	Type	Payee Account	Memo	Payment	Deposit	Stat	Attachments	Balance
02/06/2026	22569	Check -Split-	101-265-920.000 TOWNSHIP HALL:UTILITIES	January Twp hall electric, street lights	\$2,217.84		1		\$224,308.71
02/06/2026	22568	Check	MICHIGAN STATE UNIVERSITY 101-257-958.000 ASSESSOR:TRAINING	PA 58 amendments to the land division act explained	\$25.00		1		\$226,526.55
02/06/2026	eft	ADP	6560 OTHER	Payroll bundle for Jan 2026	\$198.70		1		\$226,551.55
02/03/2026	22564	Check -Split-	Expenses Madeira Networks LLC	new firewall & install, and IT Services	\$1,970.52		1		\$226,750.25
02/02/2026	22563	Check -Split-	THE COUNTY JOURNAL	public hearing rezone req, ordinance data center moratorium, board meeting synopsis	\$667.54		1		\$228,720.77
02/02/2026	22562	Check	101-265-920.000 TOWNSHIP HALL:UTILITIES	INV#1481 Propane Twp Hall	\$528.61		1		\$229,388.31
02/02/2026	22561	Check	HAMMOND FARMS LANDSCAPE SUPPLY 101-528-100.00 TOWNSHIP BOARD:RUBBISH DISPOSAL (yard waste)	Invoice 1/1/26-1/31/26 yard waste for residents	\$21.25		1		\$229,916.92

Code enforcement report for the Oneida Twp March 10thth 2026, meeting.

Greeting Trustees & Board members

Please contact me directly for any additional information as needed.

Below is the list of new complaints and prior ones being worked on.

New complaints received in February 2026

26-3

2-6-26 – Litter / roadside debris – St Joe Hwy

Reoccurring 2025 complaint. Several weeks of weekly trash bags had again piled up. I inquired with a refuse hauler about item removal. Suggested simply removing the company trash container from the roadside if the resident is unable / unwilling to contract for their services. An agreement was reached between parties; all debris removed.

26-4

2-13-26 – Right of way vision obstruction – Mt Hope Hwy / Cochran Rd

I have formally requested the ECRC to view the intersection for possible vision obstructions, due to the poor visibility of westbound traffic to the north. The SW of the two trees is decaying and measures approx. 27 ½ to 28' from the centerline, placing the tree within the common 33' ECRC ROW. I started discussions with the ECRC to inquire about a review and potential safety visibility study to inquire if the ECRC would remove the tree from their right of way.

26-5

2-17-26 – Junk pallets, non-running vehicles – Hartel Rd

A complaint was made regarding junk pallets and non-running vehicles.

I have visited the area, attempted contact but have been unable to make contact. I will continue to attempt contact and will look to work with the resident to create an agreed upon cleanup list.

26-6

2-28-26 – Abandoned vehicles, junk - Georgia Ave

A complaint was made regarding two non-running vehicles.

I visited the area and attempted contact. I will attempt to recontact the resident to begin the cleanup process.

26-7

2-28-26 – Abandoned vehicles, junk – Third St

A complaint was made regarding several non-running vehicles and debris in the yard.

I visited the area, contacted the resident and reviewed the items and agreed upon some initial steps for cleanup.

26-8

2-28-26 – Abandoned trailer, tree debris – Oneida Ave

A complaint was made regarding an abandoned boat and trailer with some downed trees.

I visited the area and was able to make contact with the property owner. We discussed steps to begin the cleanup process.

26-9

2-28-26 – Barn structure in need of repair – Oneida Ave

I visited the area and contacted the property owner. Owner acknowledged the need for the barn roof repairs. He indicated he had previously hired a contractor, and provided a paid deposit, since, they have been unable to recontact the individual or get work started. I provided the resident with some contractor fraud information and some additional local contractor(s) information and will follow up to see about the structure being repaired.

26-10

2-28-26 – Junk, abandoned vehicle, trash – Georgia Ave

A complaint was made regarding an abandoned vehicle and misc trash and junk on the property.

I have visited the area and contacted the property owner. We have discussed a more comprehensive cleanup process and agreed upon some initial manageable steps to start the cleanup process. I will continue this process over the next several months.

Prior complaints still being worked on / observed.

25-26 & 26-2

Loud noise / zoning violations

I continue to monitor this location several nights at varying hours each week.

Supervisor Jones has spoken with the affected property owners, and a plan has been made for vehicles to be removed by early March as weather clears, I will monitor further cleanup and assist Supervisor Jones as needed.

25-14

Jefferson Hwy, junk vehicles outside the business storage fence.

February, as January was unusually cold and not much progress was able to be made inside the yard. The remaining number of vehicles outside continues to fluctuate. As weather clears the interior of the lot will open as the recycling process continues and creates more space.

25-11

Oneida Rd, abandoned / dangerous structure.

The property split has been filed with the EC Equalization and Register of Deeds.

I spoke with the property owner at the Township Office on 2/9/2026.

They advise they are intent on listing the property soon.

25-7

Benton Rd, abandoned / dangerous structure

The potential hearing officer I had located, upon further reflection, has declined to become involved.

They did not wish to become involved in a potentially contentious process. I have contacted a few other potential hearing officers and have attempted contact with the property owner targeting a resolution.

Michaela Mosher

From: Justin Kilgore
Sent: Monday, March 2, 2026 12:24 PM
To: Michaela Mosher; Jacqueline Kilgore; janschultz35@yahoo.com; Jeri Haddix; Madelyne Lawry; Melissa Goschka; Rick Jones; Thomas Campbell
Cc: Jackie Pena-Klanecky; Tim Ide
Subject: My resignation

Oneida Township Board of Trustees,

Please accept this email as my formal resignation as Oneida Charter Township assessor as of March 29th, 2026. This will allow me time to close out the 2026 roll and the Board to start the search for someone to replace me. I would like the chance to work with the new assessor, whomever that may be even if it is in April or May, to show them what I have done and what needs to be done, where to find certain things, the basics with Pivot Point and the iPad, and my plans to bring the Oneida Charter Township roll current. There is still much work to be done. They don't need to follow my plans, but I would at least like to give them the direction I was headed.

It has been a pleasure serving the residents of Oneida Township and working along with some wonderful people. I appreciate the opportunity you have afforded me and I have learned so very much. Eaton County has offered me the position of Agriculture Appraiser and I have accepted. Thank you again.

Justin Kilgore

Justin Kilgore
Oneida Charter Township Assessor
11041 Oneida Road
Grand Ledge, MI 48837
(517) 925-6278 Direct Line
(517) 622-8078 Main Line

Michaela Mosher

From: Melissa Goschka
Sent: Wednesday, February 11, 2026 10:42 AM
To: Michaela Mosher; Jacqueline Kilgore
Subject: Snow plowing of cemeteries

Good morning ladies,

Jan received a call from Adam Sanford (past Planning Commission member). He asked about snowplowing our cemeteries.

I called him back and we spoke this morning. I told him that we have never plowed the cemeteries in the winter since I have been here. We do of course plow if there is a burial.

He was concerned that we do not plow, as he sees several car tracks in the snow at Pioneer Cemetery and was concerned for those who pay their respects and the drives not being plowed.

He would like this to be an agenda item at the March Board meeting for the Board to discuss. He does not want us to plow for every single snowfall but maybe have a threshold to plow after a certain number of inches have fallen (3-4") to keep the drives clear for those paying their respects during the winter months. He is concerned that many of those car tracks are from elderly residents. This winter especially has been difficult with all of the snowfall.

Thanks,
Melissa

Melissa Goschka, MiCPT
Oneida Charter Township
Treasurer/Zoning Administrator
11041 Oneida Road
Grand Ledge, MI 48837
Phone: 517-622-8078
mgoschka@oneidatownship.org
Office Hours: M-Th: 8-1 pm

DRAFT

ONEIDA CHARTER TOWNSHIP
EATON COUNTY, MICHIGAN
DATA CENTER FACILITY
ZONING ORDINANCE AMENDMENT
ORDINANCE NO. _____

At a meeting of the Township Board of Oneida Charter Township, Eaton County, Michigan, held at the Oneida Charter Township Hall at 11041 Oneida Road, Grand Ledge, Michigan 48837 on _____, 2026, at _____ p.m., Township Board Member _____ moved to adopt the following Ordinance, which motion was seconded by Township Board Member _____.

An Ordinance to amend the Oneida Charter Township Zoning Ordinance, as amended, to regulate Data Centers.

ONEIDA CHARTER TOWNSHIP, EATON COUNTY, MICHIGAN ORDAINS:

SECTION 1. AMENDMENT TO CHAPTER 15 SECTION 15.04: SPECIAL LAND USE SPECIFIC REGULATIONS: The Oneida Charter Township Zoning Ordinance, Section 15.04 shall be amended to add Subsection QQ to state as follows:

QQ. Data Centers

A. Intent & Purpose.

The purpose of this Section is to promote the effective and efficient use of Data Centers. It is the intent of the Township to permit these systems by regulating their siting, design, and installation to protect the public health, safety, and welfare, and to ensure their compatibility with adjacent land uses. Data Centers, as defined in this Ordinance, shall comply with the provisions of this Ordinance and are only permitted as authorized by this section. The purpose and intent of this Subsection is to establish the standards for the siting, installation, operation, repair, decommissioning and removal of Data Centers within the Light Industrial District (M-1) as a Special Land Use.

B. Special Use and Site Plan Standards.

1. Data Centers are subject to review process set forth for special uses under Chapter 15 of this Zoning Ordinance as well as the site plan review standards under Chapter 16. To the extent there is any conflict between the general requirements under Chapters 15 and 16, and this section, this section shall control.

C. Additional Application Requirements for Data Centers.

1. All applications for Data Centers must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the following information complying with the information set forth below and as set forth in Chapter 16 in addition to the information required for special land uses set forth in Chapter 15 of the Zoning Ordinance.

- a. Site Plan. A site plan, as required under Chapter 16 of the Zoning Ordinance.
- b. Contact Information. The complete name, address, and telephone number of the applicant.
- c. Description. A description of the Data Center, including:
 - i. The location and a description of the Data Center.
 - ii. A description of the anticipated effects of the Data Center on the natural environment, natural resources, and solid waste disposal capacity, which may include records of consultation with relevant state, tribal, and federal agencies.
 - iii. A description of the expected use of the Data Center.
 - iv. Anticipated or future use of augmentation for a project. Should an applicant intend to repurpose or augment a project site, applicants must provide a narrative indicating the anticipated project life of the project with repurposing or augmentation and detail plans and schedules for repurposing or augmentation activities.
 - v. If the project anticipates future phases, the description shall clearly delineate the phase so that each phase is distinct and clear;
 - vi. Additional information required by the Township as it relates to the site plan.
- d. Environmental Impacts. The expected direct impacts of the Data Center on the environment and natural resources and how the applicant intends to address and mitigate these impacts. This includes any impacts to water quality, water supply, or potential groundwater contamination and methods to avoid such impacts to water sources.
- e. Public Health and Safety. Information on the effects of the Data Center on public health and safety.
- f. Agency Consultation. Evidence of consultation, if required, before submission of the application, with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies before submitting the application, including, but not limited to, the Department of Natural Resources and the Department of Agriculture and Rural Development.
- g. Stormwater. A stormwater assessment and a plan that will require approval by the Eaton County Water Resources Commissioner to minimize, mitigate, and ensure that predevelopment water surface run-off is consistent post-development water surface run-off or applicable standards used by the Eaton County Water Resources Commissioner.
- h. Emergency and Fire Response. An emergency response plan addressing how emergency services providers (EMS, fire, and law enforcement) can respond to emergencies that could occur at the site. Applicants shall demonstrate how their emergency response plan is consistent with industry practices and standards for similar facilities including

compliance with NFPA 855: “Standard for the Installation of Stationary Energy Storage Systems” or successor standard. The emergency response plan shall also be provided by the applicant to Township emergency medical services, fire protection, and law enforcement providers for an opportunity to comment, and comments from the providers above must be submitted to the Township for review. The emergency response plan shall include a containment plan addressing surrounding areas, which shall detail all non-permeable liners utilized for battery storage components or address why liners are not needed and containment can be accomplished using other methods. Should an emergency response plan identify any necessary resources or training not possessed by a Township emergency services provider, the applicant must identify how it will provide such resources or training to the applicable provider. The emergency response plan must include an obligation for an applicant and owner and operator to provide an emergency hotline phone number (staffed 24 hours a day; 7 days a week) that is accessible by the Township including its fire department.

- i. Threat Assessment and Risk Mitigation. The application must include a comprehensive assessment of potential physical, environmental, and operational threats.
 - i. Risk and Hazard Assessment. Prior to construction, the Applicant shall submit a Risk and Hazard Assessment, which shall be prepared by a qualified professional, and shall evaluate the following at a minimum:
 - a. Manmade and Natural Hazards. The plan shall evaluate the Project site’s vulnerability to natural disasters and manmade hazards, and ensure the location is safe for operations and service delivery.
 - b. Hazardous Materials Inventory. A complete inventory of all battery technologies, fuel storage, and chemical coolants proposed for the site. The assessment must detail potential failure modes (e.g., thermal runaway for batteries) and the specific containment measure proposed.
 - ii. Physical Security Standards. The applicant must provide an assessment of physical security standards that consider the following at a minimum:
 - a. Perimeter Security. The applicant shall demonstrate the Data Center is secured to detect and identify unauthorized access, and allow for adequate time for a response to undesired conduct.
 - b. Access Control. The Data Center shall demonstrate the Access Control System to be implemented during construction and post-construction.

- c. Surveillance and Monitoring. The applicant shall demonstrate that the Data Center will utilize a surveillance system to ensure monitoring of the facility perimeter and allow for the following at a minimum:
 - i. Remote incident assessment for response support;
 - ii. Post-event analysis and investigations;
 - iii. Live video surveillance and monitoring;
 - iii. Critical Infrastructure Acknowledgement. The assessment shall determine whether the facility supports critical services and, if so, ensure priority consideration for utility restoration and emergency access in the event of a natural disaster.
 - j. Decommissioning Plan. A decommissioning plan drafted by a professional engineer that is consistent with the requirements of this Ordinance. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the Data Center, without deducting salvage value, as calculated by a third party with expertise in decommissioning, hired by the applicant. Moreover, an applicant for a Data Center, prior to construction, must enter into a decommissioning agreement acceptable to the Township Board before issuance of required permits for construction specifying the obligations of decommissioning and includes terms noting: (1) decommissioning obligations must be assigned to any future owner or operator of the Data Center; (2) the Township will have land rights to perform decommissioning itself with a posted financial assurance should it need to decommission a project; (3) the anticipated life of the project before decommissioning; (4) how the Township will receive land access rights to decommission the project should it be required to decommission the project; (5) an acknowledgement from the applicant or project owner that the estimate of project decommissioning costs will be updated and reviewed at a minimum of every three (3) years by a mechanism acceptable to the Township, including but not limited to, an inflationary index or review of decommissioning costs by a professional engineer or other qualified professional and that the financial assurance required for decommissioning to be posted with the Township will be updated at a minimum of every three (3) years to match the new estimate of project decommissioning costs; unless the estimate of decommissioning costs goes down in which case the financial assurance will remain at the same value. Such obligation can be waived by the Township Board.
 - k. Construction Schedule / Lifespan. An anticipated construction commencement date and anticipated completion date for project construction. An estimate of the total operating lifespan of the project

before decommissioning in years. The applicant shall provide a construction schedule that will be imposed upon approval. Upon approval, the applicant shall commit to the approved schedule.

- l. Application Escrow. An escrow account shall be funded by an applicant when an applicant applies for a special use permit for a Data Center. The monetary amount placed by the applicant in escrow with the Township shall be estimated by the Township to cover all reasonable costs and expenses associated with the zoning review and approval process (including site plan review), which costs include, but are not limited to, reasonable fees of a Township attorney, planner, and/or engineer, as well as costs for any other outside consultants or reports or studies that the Township determines are reasonably related to the zoning review process for a particular application. Such escrow amount shall be in addition to any non-refundable application fees determined by the Township. At any point during the zoning review process, the Township may require that the applicant place additional monies in escrow with the Township should the existing escrow amount filed by the applicant be insufficient. If the escrow account needs replenishing and the applicant refuses to do so within 45 days, the zoning review and approval process shall cease until and unless the applicant makes the required escrow deposit. Such application escrow shall be held by the Township Treasurer in a separate bank account, and upon completion of Township zoning review, all excess escrow funds must be returned to an applicant without interest.
- m. Public Water Required. Connection to municipal public water with confirmed capacity for operation is required unless approval is provided by the Township that an alternative design will not cause an unreasonable burden on available potable water for those served from the same aquifer sourced for the use. Any water cooling must use a closed loop or recycled water system. Cooling water flushing and refills are limited to amounts as approved by the municipal utility providing water or to the extent its an alternative design, the Township Board.
 - i. Water Feasibility Study. The applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed Data Center and to estimate the impact of the Data Center on existing wells, groundwater, and surface waters in the vicinity. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity, which shall include thermal discharge. The water feasibility study shall include the following information at a minimum:

- a. The projected water demands of the Data Center;
 - b. The source of water to be used;
 - c. A description of how water will be used, including the amount or proportion of water to be used for each purpose (e.g. cooling, humidity control, fire suppression, and domestic usage);
 - d. Identification of any water that will be released into surrounding water bodies and an analysis of environmental impact of each release;
 - e. A description of the amount or portion of water withdrawn that will be recycled or discharged and by what means;
 - f. The location of all existing wells within 1,000 feet of the property boundary, with a notation of the capacity of all high-yield wells;
 - g. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table;
 - h. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
- n. Discharge Infrastructure Design. The applicant shall provide a discharge infrastructure design that identifies all anticipated impacts and details specific measures to mitigate, minimize, or avoid such impacts to the extent practicable. The discharge infrastructure design must include the following at a minimum:
- i. The use of recycled water to reduce potable water consumption and discharge volume;
 - ii. The method of drainage system being utilized in the project;
 - iii. Any use or activity producing air, dust, smoke, exhaust, heat, or humidity, and how those uses will be carried in such a manner that is not perceptible at or beyond the property line;
 - iv. Post-development runoff, and how it will not result in adverse impacts to adjacent properties, public infrastructure, or natural resources;
 - v. In the event that the Data Center ceases operation, the design must account for safe removal or securing of all wastewater treatment systems, fuel storage for pumps, and potential hazardous materials associated with the cooling infrastructure;
- o. Adequate Electrical Capacity. The applicant shall provide a feasibility study for adequate electrical capacity. The study shall demonstrate that the Data Center shall have adequate electrical capacity from an applicable service provider.
- i. Such capacity shall satisfy the following:

- a. Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the service area is consistent with the normal projected load growth envisioned by the provider so as to cause no negative interference with the service currently received by electric customers within the Township, and
 - b. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the Data Center.
 - c. The Data Center will not cause electrical interference or fluctuations in line voltage on and off the operating premises.
 - d. The upgrades/improvements to the electrical infrastructure to support the capacity demands, and an analysis whether upgrades/improvements to provide electrical capacity to the site will have any increase on electrical customers rates within the area.
- p. Material Safety Data Sheets and Manufacturer's Manuals. Upon submission of an application, an applicant must provide all material safety data sheets and manufacturer's instructions/manuals for substantive project components (e.g., batteries) for Township review and inspection. Should any of the above information be considered confidential or a trade secret, the applicant shall indicate a process to allow inspection of such materials upon request by the Township while at the same time protecting disclosure of the documents to the extent permitted by the Michigan Freedom of Information Act.
- q. Community Impacts Analysis. A study that identifies the impacts of a proposed project on community resources and services, including, but not limited to, roads, fire protection (including any necessary training or equipment), police protection, emergency medical services, and public drainage systems including culverts. Applicants shall demonstrate in an application for a Data Center, how they will ensure impacts from a proposed project on community resources and services will be addressed by the applicant and not be borne on the Township.
- r. Waste. Applicants shall identify any solid or hazardous waste by a project and how such waste will be managed.
- s. Transportation. Applicants shall provide a transportation plan for project construction, operation, and decommissioning. Such plan shall identify project ingress and egress, be approved by the Eaton County Road Commission, if required by the County Road Commission, and the applicant shall ensure that any damage caused to roadways the Township is responsible for funding are repaired.

- t. Signage. Applicants shall identify all project signage and ensure signage meets the requirements of the Zoning Ordinance. Furthermore, Data Centers shall post signs in compliance with NFPA 70/70E or any applicable successor code in place at the time of application for approval. Additionally, signage shall be provided per NFPA 855.7.4.4, or any applicable successor code in place at the time of application for approval, including information on the system type and technology, conditional hazards, fire suppression system and 24-hour emergency contact information, including reach-back phone number. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
 - u. Other information reasonably required by the Township.
- D. Data Center Standards and Obligations. Data Centers shall meet the following performance standards and obligations.
1. Setbacks. Data Centers shall be subject to the following setback requirements. No setbacks shall apply between participating properties hosting the same project. Data Center buildings, mechanical equipment, supporting BESS, and all other associated equipment must be set back as follows:
 - a. All principal buildings, accessory structures, and Data Center Electric Utility Substations must be set back at least 100 feet from all non-participating property lines.
 - b. All principal buildings, accessory structures, and Data Center Electric Utility Substations must be set back at least 300 feet from the nearest point of a habitable structure.
 - c. All principal buildings, accessory structures, and Data Center Electric Utility Substations must be set back at least 100 feet from the public road rights-of-way.
 - d. Parking lots for Data Centers shall be set back at least 100 feet from public road rights-of-way, and 250 feet from all non-participating property lines.
 2. Generators. Routine generator operation maintenance is limited to Monday-Friday between the hours of 10 a.m. and 4 p.m.
 - a. Generators must be enclosed in order to limit sound to 70 dBA as measured 23 feet from the generator. All equipment on site must also comply with maximum sound levels at all property lines.
 - b. Onsite generators must meet or exceed EPA Tier 4 emission standards.
 3. Battery Energy Storage Systems.
 - a. BESS for a Data Center that are located within the project boundaries and used solely for the facility shall be subject to the review and approval standards be designed and constructed in accordance with the NFPA (National Fire Protection Association) 855 standard including as may be periodically updated.

- b. The components of a BESS shall be approved with the review of a Data Center special use permit, and shall otherwise comply with the requirements of this Ordinance.
 - c. The system and its components and equipment shall be listed by the nationally recognized testing laboratory, UL (Underwriters Laboratories) 9540 (standard for battery energy storage systems and equipment) or applicable nationally recognized standard with subcomponents meeting each of the following standards as applicable.
 - d. All applicants shall include a detailed safety plan. Such a plan shall include, but not be limited to:
 - i. Preliminary design with locations and descriptive details regarding components relating to fire prevention and detection and to explosion control.
 - ii. Information regarding equipment designed for providing proper temperature control recommended for safe operation of batteries.
 - e. All BESS shall be equipped with safety systems as outlined below:
 - i. Hazard detection system.
 - ii. Explosion detection system.
 - f. Specifically, and without limitation, BESS sound emissions shall comply with the noise requirements prescribed in this Section (Section 16.24).
 - g. BESS shall comply with all other applicable performance standards required of BESS principal uses as provided within the Township Zoning Ordinance.
4. Height of Data Center. The Data Center shall be no greater in height than the maximum height provided in the applicable land use district.
 5. Potential External/Off-Site Impacts. Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible beyond the lot or parcel line. Stormwater shall be calculated and determined to not have pre-development stormwater run-off exceed post-development stormwater run-off as determined by the Eaton County Water Resource Commissioner under an applicable stormwater ordinance or regulation, or as approved by the Township in review of any Data Center. The requirements of this provision shall apply to all perceptible subsurface and vertical heat dissipation.
 6. Landscaping/Screening. Landscaping and screening shall conform to the requirements of the Ordinance.
 7. Parking Requirements. A minimum of 1 parking space per employee on the largest shift is required, plus an additional 3 visitor spaces. A minimum of one loading space is required. Loading spaces/bays are only permitted to be located on one facade of the Data Center Principal Building.
 8. Construction Codes. The Data Center shall comply with all applicable state construction codes. The Data Center shall comply with applicable utility, Michigan

Public Service Commission, as well as the Environmental Protection Agency, Department of Energy, Federal Energy Regulatory Commission and all other state and federal agency standards.

9. Electromagnetic Interference. Each Data Center shall be designed, constructed and operated so as not to cause radio, wireless internet, telephone (both landline and cell phone) and television interference. In the event that electromagnetic interference is experienced as a result of the Data Center, the applicant must take appropriate action to minimize such interference, and if that is not feasible, the applicant shall provide alternate service to each individual resident or property owner affected.
10. Noise and Vibration. The applicant shall demonstrate through a sound study conducted by a professional acoustical expert that the sound generated by a Data Center during normal operations shall be limited to a maximum daytime (9:00 a.m. to 6:00 p.m. Monday-Friday) decibel level of 50 dBA and a maximum nighttime and weekend (6:00 p.m. to 9:00 a.m. Monday-Friday and all day Saturday and Sunday) decibel level of 40 dBA as measured from the property line of the use. Such sound study shall be conducted using Sound Level Meters described in ANSI S1.4-2104 and generally accepted methodology. A sound study shall be conducted at the following three phases:
 - a. Preliminary Sound Study. A preliminary study shall be conducted as part of the conditional use process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits. The preliminary study shall include a sound frequency and transmission analysis that addresses the frequency and transmission of sound to prevent broadband noise and low-frequency hums that cause degradation to public health and property. The analysis must model how sound will transmit from the facility to the property lines, accounting for topography, existing vegetation, and proposed structures. The study must calculate the projected noise transmission when mechanical equipment is running at full capacity, including all HVAC units and generators necessary for peak operation. The sound study must specifically evaluate the potential for broadband noise and low-frequency hums generated by cooling systems and generators. The description of sound in the study must include characteristics regarding duration, intensity, and frequency. The study shall also evaluate and report anticipated decibel levels when all emergency power generation equipment is running, including backup generators.
 - b. As-Built Sound Study. An as-built sound study shall be conducted within 12 months after operation to establish conformance with the noise standards set forth within the Ordinance.
 - c. Vibration Study. The applicant shall provide a vibration study prepared by a qualified professional that demonstrates that no vibration from the Data

Center, or associated equipment will be perceptible to the human sense of feeling beyond the property line.

- d. Township Discretion and Findings. The Township, at its discretion, may allow for an increase to 55dBA during the daytime and 45 dBA at nighttime if the Township makes a finding that any waiver increase would not exceed the ambient noise of daytime or nighttime for any dwelling within a ¼ mile of the site. The maximum sound level in this section does not apply to:
 - i. Demolition work on buildings, structures, appurtenances and/or the testing of generators consistent with the requirements of any regulatory agency.
 - ii. Any situation arising from sudden and reasonably unforeseen events (beyond the control of the facility operator) that require the response of emergency vehicles or temporary use of emergency generators.
 - iii. All measurements and modeling shall be conducted in compliance with ANSI/ISO standards for outdoor sound measurements and be supervised by a qualified acoustical consultant with full member status with the Institute of Noise Control Engineering (INCE).

11. Lighting. A lighting plan for the Data Center shall be approved by the Township. Such plan must describe all lighting that will be utilized. Such a plan shall include but is not limited to the planned number and location of lights, light color and whether any lights will be flashing.

- a. Horizontal Surfaces. For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.
- b. Non-Horizontal Surfaces. For the lighting of predominantly non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.
- c. Glare. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily using such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.
- d. Luminaires. Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.
- e. Lighting After Hours. Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within ½ hour of the

close of the facility. When after-hours site safety/security lighting is proposed, such lighting shall not exceed 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 10:00 p.m. or after regular business hours, or the use of motion sensor control, shall be permitted.

12. Mechanical Equipment. Mechanical Equipment must be shown on any proposed plan and must be fully screened on all sides. Mechanical equipment not screened by a facade of the building must be screened by a visually solid fence, screen wall or panel, or parapet wall and constructed with the design, materials, details, and treatment compatible with those used on the nearest facade of the building.

13. Abandonment or Decommissioning.

- a. Any Data Center which has reached the end of its useful life or has been abandoned consistent with this section of the Zoning Ordinance shall be removed. The project site must be restored to a condition substantially similar to its pre-development condition or a condition expressly authorized by the Zoning Ordinance and any property owner lease. The owner/operator shall physically remove the installation no more than 365 days after the date of discontinued operations. The owner/operator shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.
- b. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the Data Center shall be considered abandoned when it remains nonfunctional or inoperative to the extent that it is not used to store/transmit electric energy for a continuous period of 18 months. If the owner/operator fails to remove the installation in accordance with the requirements of this section within 365 days of abandonment, the Township is permitted to enter the property and physically remove the installation at the owner's expense.
- c. Decommissioning shall consist of:
 - i. Physical removal of all structures, equipment, security barriers, concrete, and transmission lines (including underground lines) from the site. Underground components shall be removed completely and disposed of outside of the Township. Hazardous waste shall be disposed of in accordance with local, state and federal waste disposal regulations.
 - ii. Stabilization or re-vegetation of the site as necessary to minimize erosion and to return the site to a substantially similar condition compared to after development of a Data Center.

14. Maximum Lot Coverage. Lot coverage shall be a maximum of sixty (60%) percent except when the lot or parcel is served by municipal public water in which case the lot coverage may be increased to a maximum of seventy-five (75%) percent.

15. Complaint Resolution.

- a. From construction until project decommissioning, an owner or operator of a Data Center must maintain a compliant resolution process that includes a publicly available permanent phone number and contact information for residents to make complaints regarding the project related to violations of the Zoning Ordinance or any zoning approvals. Such process must include a form available to the public to submit complaints which shall also be made available online and be provided to the Township for distribution to residents. A Data Center owner or operator shall acknowledge receipt of such complaints within seven days and shall resolve complaints within 30 days unless impractical in which case the owner or operator must notify the Township and complainant of an estimated timeframe to resolve the complaint. A resolution to a complaint that will take over 30 days to address will require approval from the Planning Commission. The complaint resolution process may not require a complainant or the Township to post a monetary deposit or otherwise pay for the owner or operator to resolve or investigate a complaint. The Data Center owner or operator must notify the Township of any received complaints and resolutions to complaints on a monthly or bi-monthly basis.

16. Compliance. All Data Centers shall comply with all applicable local, state, and federal laws and regulations including obtaining any required permits.

17. Conditions. The Township may impose additional reasonable conditions for the approval of a Data Center.

SECTION 2. AMENDMENT TO CHAPTER 12, SECTION 12.03: The Oneida Charter Township Zoning Ordinance, Chapter 12, Section 12.03 shall be amended to add Data Centers as a special land use to be permitted in the Light Industrial (“M-1”) District.

SECTION 3. AMENDMENT TO CHAPTER 2: The Oneida Charter Township Zoning Ordinance, Chapter 2, shall be amended to add the following definitions:

- A. **Abandonment.** Any use that remains nonfunctional or inoperative to the extent that it is not used to absorb, store, or discharge energy for a period of 18 months will be considered abandoned and subject to abandonment and decommissioning provisions.
- B. **Backup Generators.** Natural Gas, diesel, hydrogen fuel cells UPC, Power Storage System or other non-coal equipment used to generate electricity during a power outage or similar emergency. Backup generators are only to be used during periods of outages, natural disasters or similar "emergency events" for power generation and for regular reliability testing and exercising.
- C. **Data Center.** A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water

cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

- D. Data Center Substation.** A facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specifically for Data Center users on the same or adjacent site, or on a site immediately across a road right-of-way.
- E. Daytime.** The period of a day beginning at 9:00 a.m. and ending at 6:00 p.m., each day of the week.
- F. Decibel (dBa).** A unit for measuring the volume of a sound on the A-weighted scale.
- G. Habitable Structure.** A residence, school, hospital, church, public library, business, office, store, retail establishment, or other buildings people frequently sleep in, occupy or congregate, excluding accessory structures. Generally, considered a structure occupied by humans.
- H. Nighttime.** The period of the day beginning at 6:00 p.m. and ending at 9:00 a.m., each day of the week.
- I. Noise Attenuation.** The reduction of noise levels through the use of sound-absorbing materials, architectural design techniques, and/or other suitable means.
- J. Noise Disturbance.** Any sound which annoys or disturbs a reasonable person of normal sensitivities or endangers or injures person or real property.
- K. Non-Participating Property.** Any lands that do not have an agreement with an applicant or developer to host an or participate with a Data Center.
- L. Participating Property.** Any lands that have an agreement with an applicant or developer related to a Data Center.
- M. Person.** Any individual, corporation, partnership, limited liability company, association, or other legal entity.

SECTION 4. SEVERABILITY: The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 5. REPEAL AND FORM: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. Further, the Township may use the content of this Ordinance and compile/insert it into the existing Oneida Charter Township Zoning Ordinance document including making any technical provision numbering or clerical revisions as necessary for the compilation. See MCL 66.3a (ability of Township to codify its ordinances).

SECTION 6. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: _____

NAYS: _____

ABSENT: _____

ORDINANCE DECLARED ADOPTED.

Rick Jones, Township Supervisor

DRAFT

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Oneida Charter Township at a duly scheduled and noticed meeting of that Township held on _____, 2026, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the _____ newspaper, a newspaper that circulates within Oneida Charter Township, on _____, 2026.
3. Within one week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the Ordinance, the names of the members of the Township voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Eaton County Clerk on _____, 2026.

ATTESTED:

Michaela Mosher, Oneida Charter Township Clerk

NOTICE OF ADOPTION
ZONING ORDINANCE AMENDMENT
ORDINANCE NO. _____

Oneida Charter Township
Eaton County, Michigan

The Oneida Charter Township adopted an amendment to the Oneida Charter Township Zoning Ordinance on _____, 2026. The ordinance amendment regulates the development and use of Data Centers in the Township and provides for zoning districts to allow the land use. The amendment will become effective seven (7) days after publication of this notice of adoption, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, the ordinance amendment will take effect in accordance with MCL 125.3402.

A copy of the ordinance amendment and the entire zoning ordinance may be purchased or inspected during regular business hours or by appointment in the Township Clerk's office located in the Oneida Charter Township Hall at 11041 Oneida Road, Grand Ledge, Michigan 48837. The ordinance amendment contains the following catchlines: Section 1. Amendment to Chapter 15 Section 15.04: Special Land Use Specific Regulations; Section 2. Amendment to Chapter 12 Section 12.03: Section 3. Amendment to Chapter 2: Section 4. Severability; Section 5. Repeal and Form; Section 6. Effective Date.

Michaela Mosher, Township Clerk
11041 Oneida Road
Grand Ledge, Michigan 48837
Tel: (517) 925-6275
mmosher@oneidatownship.org

Publication Date: _____, 2026