



NEW HAVEN PLANNING COMMISSION MEETING AGENDA

August 04, 2026 at 7:00 PM
Municipal Council Room – 57775 Main Street

In accordance with the Americans with Disabilities Act, reasonable accommodations can be made with advance notice by calling the Village Offices at (586) 749-5301

The New Haven Planning Commission will hold its Regular Meeting at 7:00 pm, at the New Haven Municipal Offices at 57775 Main Street.

1. Call to Order/Pledge/Roll Call

2. Public Hearing

A. Yatooma Oil - Special land use (26-06-34-353-006)

3. Approval of Agenda

4. Public Comments on Agenda

5. Approval of the Minutes

A. Regular meeting minutes July 07, 2026

6. Communications/Correspondence/Workshop

7. Old Business

A. Discussion of a data center zoning ordinance special workshop meeting

B. Land Division Ordinance

8. New Business

A. Yatooma Oil (26-06-34-353-006 special land use and site plan application)

B. Lombardo Lot Split Application Parcel #26-06-28-426-002

C. Hampton Manor Site Plan Approval Extension

9. Planner's Report

10. Public Comments on Non-Agenda Items

11. Call from the Table

12. Adjournment



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

July 07, 2026 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Pledge/Roll Call

Meeting called to order at 7:01 PM

PRESENT

Chris Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

Alynne Jones

James Shepherd

2. Public Hearing

None

3. Approval of Agenda

Motion made by R. Whitsett to approve the agenda as presented, Seconded by G. Rodzik.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones, J. Shepherd

4. Public Comments on Agenda

5. Approval of the Minutes

A. Regular meeting minutes from June 10, 2026

Motion made by G. Rodzik to approve the regular meeting minutes from June 10, 2026 as presented,
Seconded by R. Whitsett.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones, J. Shepherd

6. Communications/Correspondence/Workshop

None

7. Old Business

A. Micro Business Ordinance

Motion made by R. Whitsett to send the Micro Business Ordinance to Council with recommendation letter from Planning to approve, Seconded by G. Rodzik.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones, J. Shepherd

B. Discussion of a data center zoning ordinance provision

Motion made by R. Whitsett to postpone data center zoning ordinance for further discussion, Seconded by A. Jones.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones, J. Shepherd

8. New Business

A. Schedule public hearing for Yatooma Oil Parcel #26-06-34-353-006 special land use application

Motion made by G. Rodzik to set Public Hearing for Yatooma Oil parcel #26-06-34-353-006 for August 4, 2026 at 7:00 PM, Seconded by C. Simms.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones, J. Shepherd

B. Land Division Ordinance

Motion made by G. Rodzik to table the land division ordinance until changes can be made next month, Seconded by C. Dilbert.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones, J. Shepherd

9. Planner's Report

Working on Yatooma Oil and Amherst Land Division

10. Public Comments on Non-Agenda Items

None

11. Call from the Table

None

12. Adjournment

Motion made by R. Whitsett to adjourn at 7:59 PM, Seconded by G. Rodzik.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones, J. Shepherd



Carlisle | Wortman

ASSOCIATES, INC.

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

[INSERT SECTION #]: 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 benefits are balanced 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 emissions);
3. Ensure efficient 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 Village of New Haven Master Plan; and
6. Ensure responsible decommissioning and site restoration.

B. Applicability

1. This [Insert 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. High Resources Demand Facilities, Data Center and Data Processing Center uses, including Large-Scale, Small-Scale are not permitted as a principal use unless approved as a Planned Unit Development for the purpose of a High Resources Demand Facilities, Data Center and Data Processing Center and adopted through the PUD process set forth in Article 6.
3. Approval is contingent upon the applicant demonstrating conformance to the requirements of this ordinance and other standards of the Zoning Ordinance.
4. Where conflicts exist between this **[Insert Section #]** and other provisions, this **[Insert Section #]** governs. Where silent, 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 demand > 100 gpm;
 - 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 sub[Insert Section #]s (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.

D. Districts Permitted and Process

1. **Districts**
 - a) High Resource Demand Facility: HI – Heavy Industrial district only.
 - b) Large-Scale Data Centers and Data Processing Centers: HI – Heavy Industrial district only.
 - c) Small-Scale Data Centers and Data Processing Centers: HI – Heavy Industrial and LI – Light Industrial districts. Prohibited elsewhere.
 - d) Accessory Data Centers and Data Processing Centers: Accessory to an approved principal use in the **[Insert Districts]** zoning districts.
2. **Process**
 - a) The Planning Commission shall hold a public hearing as set forth in **[Insert Section #]** and make a recommendation to the Village Council.
 - b) The Village Council, upon a recommendation from the Planning Commission, shall review and decide on the special land use and site plan.

E. Required Engagement Steps

1. **Pre-application conference**

- a) Applicants shall meet with planning staff prior to submitting an application.
- b) Staff shall identify expected engagement topics, impacted stakeholders, and the required contents of the Community Engagement Plan.

2. Community Engagement Plan (CEP) (required with application)

- a) A CEP shall be submitted as part of the application package and must include:
 - Project overview (site, size, phasing, anticipated construction timeline);
 - Draft public information materials (fact sheet, FAQs);
 - Engagement schedule and methods;
 - Proposed meeting formats and locations (including virtual option);
 - List/map of stakeholders and the Engagement Area;
 - Languages and accessibility accommodations;
 - Communication channels (project website, email list, hotline);
 - Process for documenting comments and responses; and
 - Proposed Community Benefits
- b) The Zoning Administrator shall determine whether the CEP is complete prior to scheduling public hearings.

3. Neighborhood meeting(s) (mandatory, prior to first public hearing)

- a) The applicant shall hold at least one neighborhood meeting no fewer than 21 days and no more than 60 days prior to the first public hearing.
- b) Notice shall be given to all property owners and addresses (if different) within 500 feet of the proposed project site. If a property is within 500 feet and is part of a subdivision, homeowners, or business owners' association, all members of the association shall be notified.
- c) Additional neighborhood meetings may be required if:
 - There is significant amendments, based upon determination of the Zoning Administrator, to the plan prior to a decision; or
 - The Planning Commission or Village Council directs additional engagement due to public interest.
- d) Meeting requirements:
 - Held at a location within the Village of New Haven, ADA-accessible, and available after 5:00 p.m. on a weekday or on a weekend;
 - Virtual participation option must be provided;
 - Applicant must provide interpreters upon request with at least 7 days' notice; and
 - Meeting must include a Q&A segment and accept written comments.

4. Report

- a) After each neighborhood meeting, the applicant shall submit a report to the Village of New Haven providing meeting details:
 - 1. Meeting details (location, time, etc)

2. Meeting sign in sheet
3. Meeting minutes

F. Dimensional Standards

1. Minimum Lot Area:
 - High Resource Demand Facility: 10 acres
 - Large-Scale: 10 acres
 - Small-Scale and Accessory: 2 acres.
2. Maximum Building Height: 55 feet
3. Maximum Lot Coverage: 35%.
4. Minimum Setbacks:
 - High Resource Demand Facility: 400 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 200 feet from all other property lines.
 - Large-Scale: 400 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 200 feet from all property lines.
 - Small-Scale and Accessory: 100 feet from any residentially used or zoned property, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center. 75 feet from all property lines.
5. Greenbelt:
 - A minimum 50-foot landscaped greenbelt shall be provided along all property lines. The greenbelt shall include an opaque screen meeting the Extensive Landform Buffer requirements of §525-91.
6. Siting:
 - 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, primary/secondary school, medical clinic, park, day-care center and preschool, hospital or medical center.

G. 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 produce overall unity, scale, and interest.
 3. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale.
 - b) Architectural design and building materials.
 1. Facade 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.
 - h. Transparency as required in [\[Insert Section #\]](#).
 2. Architectural style shall not be restricted. Rather, evaluation of the appearance of a project shall be based upon compatibility and the quality of its design and relationship to surroundings.
 3. 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.
 4. 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.
 5. Facades shall provide visual interest from both vehicular and pedestrian viewpoints.
 6. 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 streets, 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 ways 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 low- or moderate-density 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 by a parapet wall, equipment penthouse, or visually solid screen on all four sides. Rooftop equipment that is visible above the parapet wall shall be set back from the exterior or parapet wall at a distance no less than the height of said equipment.
 - d) Service/loading areas shall be oriented away from residential districts where feasible and screened per [\[Insert Section #\]](#).
3. Lighting
 - a) Security and area lighting shall comply with the Lighting Ordinance: 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

4. Landscaping & Buffers
 - a) Provide required greenbelts and landscape screening per Section 515-91. Where abutting residential, an extensive landform buffer is required.
 - b) Parking lots shall meet interior landscaping ratios; heat-island mitigation via shade trees is required
5. Utility and Infrastructure
 - a) Water and Sewer.
 1. All facilities shall be served by public water and sewer connected to the Village water supply and wastewater collection systems in accordance with the current Village Ordinance and Engineering Standards.
 2. Said public watermains and sanitary sewers, shall be extended completely across the Development and along all of the Development's streets (internal and external). All water mains sanitary sewers shall be designed and constructed as indicated on the Village Watermain / Sanitary Sewer Master Plans and acceptable by the Village and all jurisdictional agencies.
 3. All Trunkline / Distribution mains and sewers shall be designed by the Village Engineer. All public / trunkline mains and sewers related design, permitting, construction, etc. costs shall be funded by the Developer.
 - b) Nonpublic Water.
 1. All facilities shall not be served by nonpublic water source. This includes Groundwater, Surfacewater, Rivers, Creeks, etc. which are prohibited.
 - c) Stormwater.
 1. On-site detention and water-quality treatment are required per the current Village Ordinance, Engineering Standards, and Macomb County Public Works Office. Designs shall address potential thermal impacts from large roof/pavement areas and condenser discharge.
6. Traffic and Construction Management
 - a) A minimum of two points of emergency vehicle access shall be provided, with clear signage and unobstructed pathways to the development and around each building.
 - b) A Construction Logistics and Traffic Management Plan is required identifying haul routes, delivery windows, worker parking, and dust/mud control.
 - c) Construction hours shall be limited to 7:00 a.m.–7:00 p.m. Monday–Friday unless otherwise approved by the Village

H. Performance Standards

1. Noise and Vibration
 - a) Noise Limit. Routine operations (including cooling equipment) shall not exceed 50 dBA Leq at the property line. Nighttime (10 p.m.–7 a.m.) limits adjacent to residential shall be 40 dBA Leq. In addition, the application shall comply with all requirements of 14.02. Noise.

- b) Generator Testing. Routine testing shall occur between 8:00 a.m.–6:00 p.m. weekdays. Testing shall comply with the noise limits.
 - c) Measurement Protocol. Compliance shall be demonstrated via pre- and post-occupancy sound studies by a qualified acoustical engineer; apply penalties for prominent discrete tones (+5 dB) and impulsive noise per ANSI S12 standards.
 - 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. New generators shall meet EPA Tier 4 Final standards. Dispersion modeling following the State of Michigan Environment, Great Lakes and Energy Air Dispersion Modeling Land Use Procedures may be required when such equipment is within 500 feet of a residence, school, park, or hospital property line.
 - c) Cooling Towers. Cooling towers shall include drift eliminators and be managed to prevent particulate emissions or microbial contamination.
 - d) Thermal Emissions. The facility shall be designed and operated so that thermal emissions do not cause a sustained increase in ambient air temperature at any property line beyond the limits below, measured at 5 feet above grade:
 - 1. Residential or mixed-use property line: not more than +2°F above ambient background, averaged over any 15-minute period.
 - 2. Nonresidential property line: not more than +4°F above ambient background, averaged over any 15-minute period.
 - 3. No thermal emission shall create unsafe conditions on sidewalks, trails, roadways, or public spaces due to icing, fogging, or thermal plume interaction with winter conditions.
3. Energy and Sustainability
- a) Efficiency Target. Design for PUE of 1.2 or lower, or demonstrate the highest efficiency reasonably achievable given site constraints. Documentation at Site Plan and post-occupancy shall be provided.
 - b) Renewable Energy. The applicant shall demonstrate that on-site renewable energy generation will meet at least 90 percent of the project's projected annual energy demand. If the applicant demonstrates, to the Village of New Haven's satisfaction, that this standard cannot reasonably be achieved through on-site generation alone, the Village may approve compliance through a combination of power purchase agreements, renewable energy credits, or utility green power programs. Any approved renewable energy source or procurement method shall not include nuclear energy.
 - c) Heat Reuse. Provide a feasibility analysis for waste-heat recovery or district-energy interconnection.
 - d) Reporting. See Section J for annual reporting requirements.

e) Water Conservation.

1. Cooling shall be designed as a closed-loop / closed-cycle system with no routine discharge of noncontact cooling water to the sanitary sewer or to surface waters, in order to comply with applicable local sewer use ordinances (including prohibitions/limitations on noncontact cooling water and heat) and EGLE requirements
2. Cooling systems shall be designed to minimize potable water use, with preference from air-cooled, hybrid, or closed-loop water systems.
3. Facilities using water-based cooling must demonstrate the use of recycled, reclaimed, or non-potable water sources to the maximum extent possible.

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 public roads 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 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.
 - 7. Emergency Response Plan. Applicants shall submit an Emergency Response Plan to the Village of New Haven 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.
 - 8. Building and site plans, building construction types, fire suppression methods and similar safety requirements of the Village of New Haven fire code shall be met.
 - 9. 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.

I. Use of Consultants and Cost Recovery

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

J. 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 usage (gallons) and cooling method;
 - d) Generator testing/operating hours and emissions compliance statement with current EGLE permits;
 - e) Sound level monitoring summary; and
 - f) Summary of efficiency/cooling/security upgrades implemented.
- 3. Failure to monitor and report may be grounds to revoke any [Community] approvals.

K. Decommissioning

- 1. Plan Required. As a condition of Special Land 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 Village of New Haven.
 - b) The obligation to provide and maintain a financial guarantee is a continuing covenant that runs with the land and binds the owner, applicant, operator (if

different), and all successors and assigns. No sale, conveyance, assignment, foreclosure, lease, or other transfer of any interest in the property shall impair or release the obligation to maintain the financial guarantee. The Village of New Haven shall not release any financial guarantee unless the Village has confirmed in writing that the obligations secured thereby have been fully performed or that an acceptable substitute financial guarantee has been provided. The amount shall equal 150% of the estimated decommissioning cost, as determined by a qualified engineer and approved by the Village.

c) Estimates 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 Village of New Haven 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 Village of New Haven may draw upon the financial guarantee to complete the work.

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

L. Risk Mitigation

1. Purpose and intent

a) High Resource Demand Facility (HRDF) and Data Centers can generate community impacts and service demands related to energy consumption, water use, stormwater, noise, traffic/road wear, visual impacts and aesthetics, public safety coordination, and long-term site management.

b) The purpose of this Section is to require a Risk Mitigation Plan for High Resource Demand Facility (HRDF) and Data Centers that:

1. Mitigates impacts that are reasonably attributable to the facility;
2. Provides transparent, measurable commitments that support Village goals; and
3. Establishes clear enforcement and reporting mechanisms.

2. Applicability

A Risk Mitigation Plan is required for any new High Resource Demand Facility (HRDF) or Data Center or expansion that meets one or more of the following thresholds:

- a) Gross floor area of 10,000 square feet or more;
- b) IT load of 10 MW or more (nameplate/critical IT load); or

3. Plan Submittal Timing

- a) The applicant shall submit the Risk Mitigation Plan concurrently with the Site Plan and Conditional Use application.
- b) The Planning Commission may deem an application incomplete until the Plan is provided in a form sufficient to evaluate compliance with this Section.

4. Required contents of the Risk Mitigation Plan

The Risk Mitigation Plan shall include, at minimum:

- a) Project overview. Site plan summary; construction phasing; expected operational date; anticipated employment (construction and permanent); and a description of on-site infrastructure (including electrical and water systems as applicable).
- b) Impact analysis. A concise, plain-language description of expected impacts on:
 - 1. public utilities and infrastructure (electric, water, sewer as applicable);
 - 2. stormwater and groundwater protection;
 - 3. traffic and roadway wear (construction and operations);
 - 4. noise, lighting, and hours/character of operations;
 - 5. public safety coordination (fire, EMS, police); and
 - 6. long-term site management and decommissioning (if applicable).

5. Risk mitigation commitments. The applicant shall provide commitments meeting all baseline requirements in subsection 6.. Each commitment must include:

- a) a measurable deliverable (e.g., dollar amount, number of trainees, percentage, kWh, gallons, acres, etc.);
- b) a timeline/milestones;
- c) the responsible party
- d) reporting method; and
- e) proposed remedies if the commitment is not met.

6. Requirements

As a condition of approval, the applicant shall commit to the following requirements, in a form acceptable to the Village:

- a) Local workforce and procurement.
 - 1. Good-faith local hiring and contracting plan, including outreach to Macomb-area unions/trades, community colleges, and workforce programs; and
 - 2. Annual reporting of construction hours and permanent jobs by residency (to the extent permitted by law) and contracting spend by geography.

- b) Public safety coordination and preparedness.
 - 1. Pre-occupancy coordination meeting(s) with Village fire and code officials;
 - 2. Facility emergency response information provided to Township (site contact list, shutoffs, hazard inventory, access plan); and
 - c) Environmental performance.
 - 1. A water stewardship plan (efficiency, leak detection, and, if applicable, reuse/recycling strategies);
 - 2. A noise and lighting management plan demonstrating ongoing compliance and complaint response procedures; and
 - 3. A sustainability/energy plan describing how the facility will minimize emissions and peak-load impacts (e.g., efficiency measures, demand response participation, renewable procurement strategy), to the extent within the applicant's control.
 - d) Community access and transparency. Public-facing reporting dashboard; community advisory meetings during construction; neighborhood hotline with response times; third-party audits of key metrics (energy, water) where feasible.
 - e) Infrastructure improvements. Roadway, non-motorized, transit, or signal improvements proportionate to traffic and construction impacts; utility upgrades directly serving or mitigating impacts;
 - f) Environmental enhancements. On-site habitat restoration, tree canopy targets, native landscaping, green infrastructure, carbon reduction commitments, or renewable energy support.
7. Review standards and findings
- a) The Village Council shall approve, approve with conditions, or deny the application based on whether the Risk Mitigation Plan:
 - 1. Contains all required elements in subsections 4 through 6;
 - 2. Provides clear, measurable commitments;
 - 3. Demonstrates that commitments are reasonably related to anticipated impacts and Village objectives; and
 - 4. Includes enforceable mechanisms for implementation and reporting.
 - b) Approval may include conditions to ensure commitments are proportional and administratively feasible, consistent with the standards specified in the zoning ordinance.
8. Development agreement; security; enforcement
- a) Incorporation into approval. All commitments in the approved Risk Mitigation Plan shall be conditions of approval and shall be incorporated into a Development Agreement and/or recorded document, as determined by the Village.
 - b) Annual reporting. The operator shall submit an annual report to the Village documenting compliance with each commitment for the prior calendar year. Reports shall be made publicly available except for proprietary or security-sensitive information.
 - c) Noncompliance. If the Village determines a material commitment is not being met, the Village may:
 - 1. Require a corrective action plan with a defined cure period;

2. Draw upon performance security where applicable;
3. Pursue civil remedies authorized by the zoning ordinance; and/or
4. Initiate permit/approval enforcement consistent with the ordinance.

9. Modification

A material modification to an approved Risk Mitigation Plan (e.g., reduction in deliverables, extended timelines, or removal of a commitment) shall require Village approval in the same manner as the original Plan, unless the approving body determines the modification is minor.

M. Standards

1. The Planning Commission shall determine, and shall provide evidence of its determinations in its report to the Village Council, that the following standards have been met. Failure to meet any standard may be grounds for recommendation of denial:

CONSIDERATIONS

- REVIEW STANDARDS TO FOLLOW: SITE PLAN, SPECIAL LAND USE, PLANNED UNIT DEVELOPMENT.
- WATER SECURITY ESCROW (TYPICALLY \$250,000 MIN).
- ANNUAL AUDIT OF WATER CONSUMPTION.
- PERIODIC SITE MONITORING VISITS.

[INSERT SECTION #] : High Resource Demand Facilities

Use Category	HI Heavy Industrial	LI Light Industrial	Specific Use Standard (Article, Section)
High Resource Demand Facility:	S	X	515-180
Large-Scale Data Centers and Data Processing Centers	S	X	515-180
Small-Scale Data Centers and Data Processing Centers	S	X	515-180
Accessory Data Centers and Data Processing Centers	A	A	515-180

NOTE: The following ordinance revisions, as shown in blue type, are based on Planning Commission direction. In a complementary review process, the Government Affairs Liaison and Village attorney are comparing the Village ordinance to Public Act 288 of 1967 Land Division Act for legislative support.

§ 319-5 Approval standards for land division or combination.

- A. The division or combination of any parcel of land shall require the approval of the Village Council prior to the effective date of such division or combination. In the review of the application for the lot division or combination, the Village Council shall review the report and recommendation of the Village Planning Commission and shall determine the conformity with the requirements of this chapter and the Village of New Haven Zoning Ordinances and shall not approve any land division or combination which is not in conformity with the same and other requirements of the Subdivision Control Act of 1967, as amended, MCLA § 560.101 et seq.
- B. A proposed land division or combination shall be approved if the following criteria are met:
 - (1) All parcels created by the proposed division(s) or combination(s) comply with the applicable lot (parcel), yard and area requirements of the Zoning Ordinance, including but not limited to minimum lot (parcel) frontage/width, minimum road frontage, minimum lot (parcel) area, minimum lot width to depth ratio, maximum lot (parcel) coverage and minimum setbacks for existing buildings/structures.
 - (2) The proposed division(s) or combination(s) complies with all requirements of the Land Division Act and this chapter.
 - (3) All parcels created and remaining have existing adequate accessibility, as defined in § 319-10 of this chapter, or an area available to provide such accessibility to a public road for public utilities and emergency and other vehicles not less than the requirements of the applicable Zoning Ordinance, master road plan, Road Ordinance or this chapter. In determining adequacy of accessibility, any ordinance standards applicable to plats shall also apply as a minimum standard whenever a parcel or tract is proposed to be divided to create four or more parcels.
 - (4) There is adequate storm drainage and public utilities to serve the parcels created by the division or combination, and suitable easements are provided to allow the extension of adequate storm drainage and public utilities in the future.
 - (5) All taxes and special assessments on the properties sought to be divided or combined have been paid.
 - (6) The ratio of depth to width of any parcel created by the division or combination does not exceed a four-to-one ratio. The permissible depth of a parcel created by a land division or combination shall be measured within the boundaries of each parcel from the abutting road right-of-way to the most remote boundary line point of the parcel from the point of

commencement of the measurement. The permissible minimum width shall be defined in the applicable Zoning Ordinance or, in the absence thereof, as specified in Subsection B(6)(a) and (b) of this section.

- (a) The minimum width for a lot or parcel on a cul-de-sac or other irregularly shaped lot or parcel shall be measured as the front yard setback line. Such lots or parcels shall have a minimum width as set forth in the Zoning Ordinance.
- (b) For corner lots or parcels, the depth of the property shall be measured along the longest front property line which is parallel to or is generally parallel to the public or private street right-of-way or easement. The width of the corner lot or parcel shall be that front property line which is parallel to or is generally parallel to the public or private street right-of-way or easement and is the shorter of the two front lot lines. Where such lines are of equal length, the [Village Planning Commission](#) shall determine which property line to use for the purposes of determining width to depth for the purposes of this section.
- (c) The [Village Council](#) may permit the division or combination of a lot or parcel which does not comply with the above provisions, provided that the following findings are made:
 - [1] The greater depth-to-width ratio is necessitated by conditions of the land which make compliance with this section impractical. Such conditions may include topography, road access, soil conditions, wetlands, floodplains, water bodies or other similar unique conditions;
 - [2] The division or combination of land and use of such land will not conflict with other federal, state, county or village ordinances or regulations, unless an appropriate variance of approval is granted as required or permitted by such ordinances or regulations;
- (7) The proposed division or combination shall not cause any existing building or structure to become nonconforming.
- (8) If the parcel or lot which is the subject of the proposed land division or combination is located at the end of a stub street, the applicant agrees, as a condition of approval of the land division or combination, to design and install a cul-de-sac meeting the Village's standards [subject to review and recommended approval](#) by the Village Engineer. Installation of the proposed cul-de-sac or street extension must be completed prior to the approval of the land division.
- (9) The proposed division or combination would not result in a parcel containing more than one zoning classification, unless the Village [Council](#) has determined that multiple zoning classifications on a resultant parcel promotes orderly and harmonious development between adjacent parcels, such as creating a desirable transition buffer between adjacent parcels of different zoning classifications.

- (10) The proposed division or combination complies with such additional written regulations, additional conditions and safeguards which have been established by the Village deemed to ensure compliance with the requirements of this chapter.
- (11) Any required roadways or streets shall be completed to the Village's specifications and accepted as public roads by the Village of New Haven.
- (12) No private road shall be created as a result of land division or combination.

Note: The following ordinance section is relevant to the new language as directed by the Planning Commission.

§ 319-7 Application for property division and combination.

Any owner of land within the Village of New Haven desiring to divide or combine the same shall present a written application thereof to the Village Clerk prior to any instrument being recorded purporting to divide said property.

A. The application so presented shall include the following:

- (1) Legal documents showing the ownership of all properties involved in the division or combination.
- (2) A survey or sketch showing the dimensions of the original or parent parcel, tract, lot or outlot to be divided or combined. The survey shall also show names of all existing and proposed streets and rights-of-way; all existing structures and physical features which would influence the layout and design of the proposed divisions or combination; and the location, width and purpose of easements.
- (3) A survey, prepared by a registered land surveyor in the State of Michigan, providing the following. The survey shall be prepared on durable white paper, to a scale not greater than 300 feet to one inch, and a sheet size of 8 1/2 inches by 11 inches or 8 1/2 inches by 14 inches.
 - (a) The legal description of the individual parcels or lots to be created;
 - (b) The map showing the size and dimensions of each parcel or lot to be created; all streets existing or proposed; location, size, width and purpose of any easements; the size and location of any existing buildings; and the dimensions to the proposed lot line;
 - (c) The zoning classification of all proposed lots or parcels.

(4) Written approval from utilities, Macomb County Department of Roads, Macomb County Drain Commission, Michigan Department of Transportation, federal, State of Michigan and other applicable agencies serving each resulting property.

- B. In the event that the proposed division or combination will result in parcels, tracts, lots or outlots being less than the minimum area or size required by the applicable provisions of the State Subdivision Control Act^[1] and/or the New Haven Zoning Ordinance, the proprietor shall also file with the Clerk a duly executed affidavit suitable in form for recording with the Macomb County Register of Deeds, signed by all persons having a legal or equitable interest in said parcels, tracts, lots or outlots acknowledging that they understand that said parcels, tracts, lots or outlots may not thereafter be developed for use separately, but only in conjunction with adjoining parcels, tracts, lots or outlots which, when together; shall satisfy the minimum area and size requirements of said Act and/or ordinance.
- C. The Zoning Administrator shall examine the proposed divisions or combination as to whether they comply with the applicable provisions of this chapter, and that the resultant parcels, tracts, lots or outlots are of sufficient area and size so as to comply with applicable provisions of the Village of New Haven Zoning Ordinance. The Village Clerk may request the opinions of the Village Attorney, Engineer or Planner or seek the advice of state or county departments.
- D. If it appears that there may be a violation of the Village of New Haven Zoning Ordinance or the State Subdivision Control Act, the Village shall return the documents to the applicant until such conflict is resolved.
- E. The Village Planner shall make its review and then submit its recommendations to the Village [Planning Commission](#).
- F. The application, all pertinent documents and the review and recommendation of the Village [Planning Commission](#) shall then be submitted to Village Council for its action.
- G. If the Village Council approves the lot split or combination, a resolution of lot consolidation or lot division shall be drafted by the Village Attorney and adopted by Council. A copy of the resolution, the survey, and the legal description shall be submitted to the Macomb County Land File/Tax Mapping Division and the Lenox Township Assessor.

"AMHERST PHASE 5 & NORTHWYCK"

PART OF THE S.W. 1/4 OF SECTION 27, AND THE S.E. 1/4 OF SECTION 28,
T. 4N., R. 14E., THE VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN.

LEGAL DESCRIPTION: AMHERST PHASE 5 & FIELDSTONE (PARCEL 26-06-28-426-002)

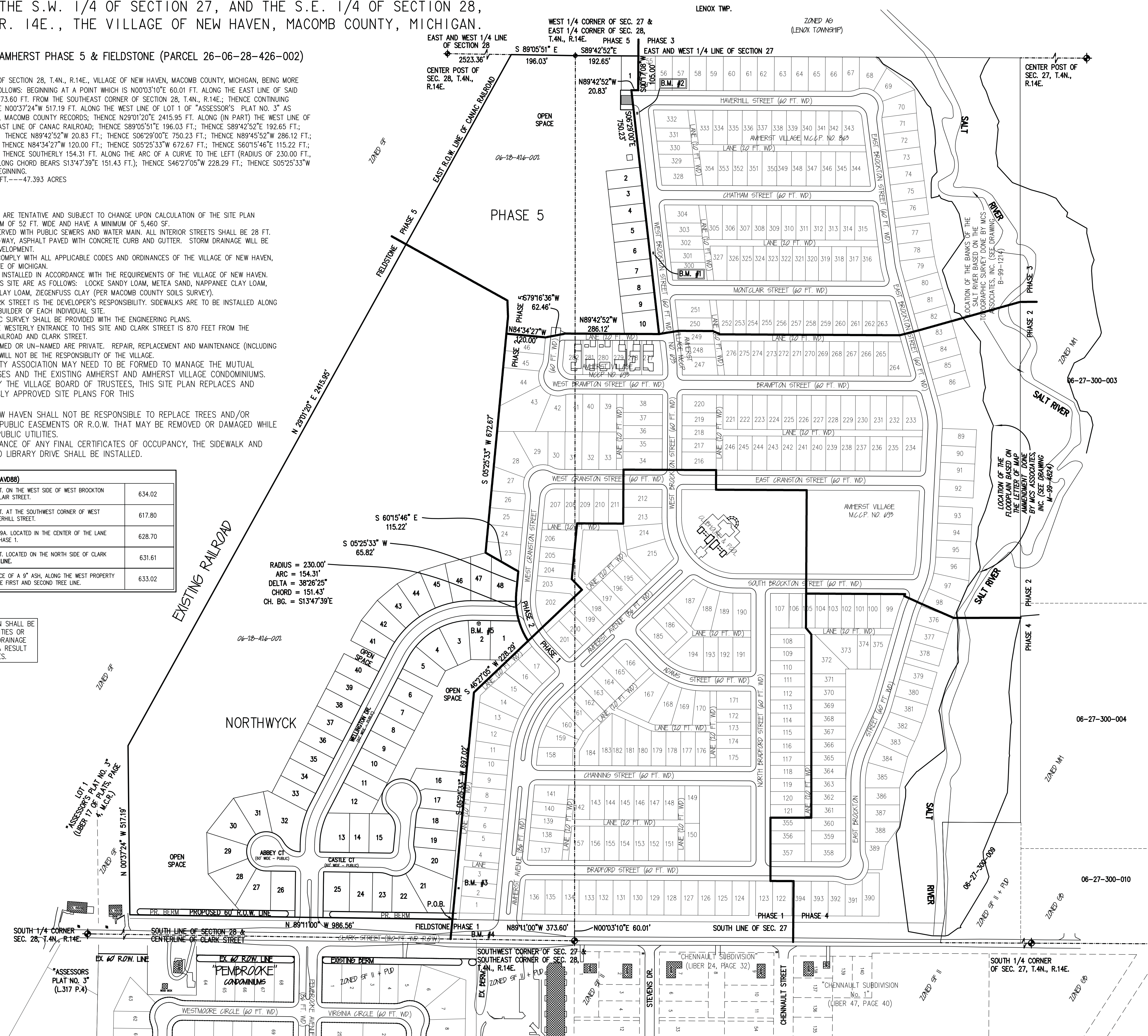
PART OF THE SOUTHEAST 1/4 OF SECTION 28, T.4N., R.14E., VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N00°03'10"E 60.01 FT. ALONG THE EAST LINE OF SAID SECTION 28, AND N89°11'00"W 373.60 FT. FROM THE SOUTHEAST CORNER OF SECTION 28, T.4N., R.14E.; THENCE CONTINUING N89°11'00"W 986.56 FT.; THENCE N00°37'24"W 517.19 FT. ALONG THE WEST LINE OF LOT 1 OF "ASSESSOR'S PLAT NO. 3" AS RECORDED IN LIBER 17, PAGE 4, MACOMB COUNTY RECORDS; THENCE N29°01'20"E 2415.95 FT. ALONG (IN PART) THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST LINE OF CANAC RAILROAD; THENCE S89°05'51"E 196.03 FT.; THENCE S89°42'52"E 192.65 FT.; THENCE S00°17'08"W 105.00 FT.; THENCE N89°42'52"W 20.83 FT.; THENCE S06°29'00"E 750.23 FT.; THENCE N89°45'52"W 286.12 FT.; THENCE S79°16'36"W 62.46 FT.; THENCE N84°34'27"W 120.00 FT.; THENCE S05°25'33"W 672.67 FT.; THENCE S60°15'46"E 115.22 FT.; THENCE S05°25'33"W 65.82 FT.; THENCE SOUTHERLY 154.31 FT. ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 230.00 FT., CENTRAL ANGLE OF 38°26'25", LONG CHORD BEARS S13°47'39"E 151.43 FT.); THENCE S46°27'05"W 228.29 FT.; THENCE S05°25'33"W 697.02 FT. TO THE POINT OF BEGINNING. CONTAINING 2,064,432 SQUARE FT. ---47.393 ACRES

PRELIMINARY SITE PLAN NOTES:

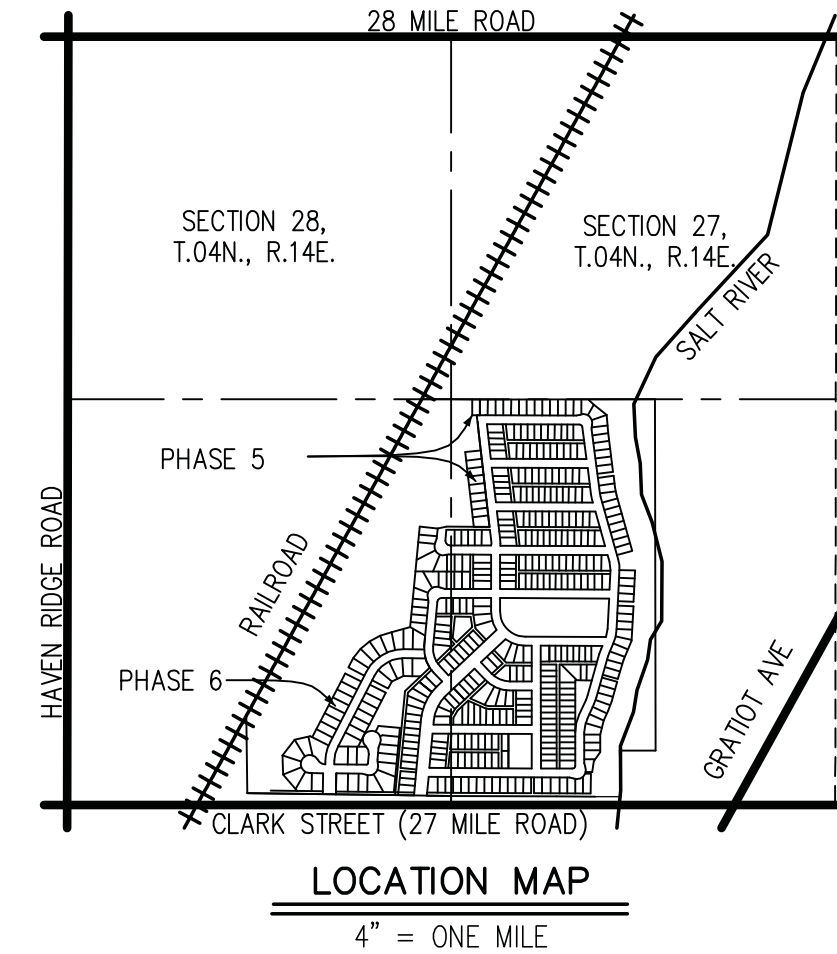
- LAYOUT AND DIMENSIONS ARE TENTATIVE AND SUBJECT TO CHANGE UPON CALCULATION OF THE SITE PLAN
- ALL SITES ARE A MINIMUM OF 52 FT. WIDE AND HAVE A MINIMUM OF 5,460 SF.
- ALL SITES ARE TO BE SERVED WITH PUBLIC SEWERS AND WATER MAIN. ALL INTERIOR STREETS SHALL BE 28 FT. WD. WITHIN A 60 FT. RIGHT-OF-WAY. ASPHALT PAVED WITH CONCRETE CURB AND GUTTER. STORM DRAINAGE WILL BE ENCLOSED THROUGHOUT THE DEVELOPMENT.
- THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE VILLAGE OF NEW HAVEN, MACOMB COUNTY AND THE STATE OF MICHIGAN.
- STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF NEW HAVEN.
- THE SOIL TYPES FOR THIS SITE ARE AS FOLLOWS: LOCKE SANDY LOAM, META SAND, NAPPANEE CLAY LOAM, SELFRIDGE LOAMY SAND, SIMS CLAY LOAM, ZIEGENFUSS CLAY (PER MACOMB COUNTY SOILS SURVEY).
- A SIDEWALK ALONG CLARK STREET IS THE DEVELOPER'S RESPONSIBILITY. SIDEWALKS ARE TO BE INSTALLED ALONG ALL INTERIOR STREETS BY THE BUILDER OF EACH INDIVIDUAL SITE.
- A DETAILED TOPOGRAPHIC SURVEY SHALL BE PROVIDED WITH THE ENGINEERING PLANS.
- THE INTERSECTION OF THE WESTERLY ENTRANCE TO THIS SITE AND CLARK STREET IS 870 FEET FROM THE INTERSECTION OF THE CANAC RAILROAD AND CLARK STREET.
- ALL LANES, WHETHER NAMED OR UN-NAMED ARE PRIVATE. REPAIR, REPLACEMENT AND MAINTENANCE (INCLUDING SNOW PLOWING) OF THE LANES WILL NOT BE THE RESPONSIBILITY OF THE VILLAGE.
- A MASTER COMMUNITY ASSOCIATION MAY NEED TO BE FORMED TO MANAGE THE MUTUAL AFFAIRS OF THE NEW PHASES AND THE EXISTING AMHERST AND AMHERST VILLAGE CONDOMINIUMS.
- UPON APPROVAL BY THE VILLAGE BOARD OF TRUSTEES, THIS SITE PLAN REPLACES AND SUPERSEDES ALL PREVIOUSLY APPROVED SITE PLANS FOR THIS DEVELOPMENT.
- THE VILLAGE OF NEW HAVEN SHALL NOT BE RESPONSIBLE TO REPLACE TREES AND/OR LANDSCAPING PLANTED IN PUBLIC EASEMENTS OR R.O.W. THAT MAY BE REMOVED OR DAMAGED WHILE PERFORMING REPAIRS ON PUBLIC UTILITIES.
- PRIOR TO THE ISSUANCE OF ANY FINAL CERTIFICATES OF OCCUPANCY, THE SIDEWALK AND LANDSCAPING ADJACENT TO LIBRARY DRIVE SHALL BE INSTALLED.

SITE BENCHMARKS (B.M. - NAVD88)		
1	TOP NUT OF FIRE HYDRANT, ON THE WEST SIDE OF WEST BROOKTON STREET, NORTH OF MONTCLAIR STREET.	634.02
2	TOP NUT OF FIRE HYDRANT, AT THE SOUTHWEST CORNER OF WEST BROOKTON STREET & HAVERHILL STREET.	617.80
3	PAVEMENT CATCH BASIN 89A, LOCATED IN THE CENTER OF THE LANE BEHIND LOT 2 AMHERST PHASE 1.	628.70
4	TOP NUT OF FIRE HYDRANT, LOCATED ON THE NORTH SIDE OF CLARK AND THE WEST PROPERTY LINE.	631.61
5	P.K. NAIL IN THE EAST FACE OF A 9" ASH, ALONG THE WEST PROPERTY LINE IN THE MIDDLE OF THE FIRST AND SECOND TREE LINE.	633.02

THE VILLAGE OF NEW HAVEN SHALL BE HELD HARMLESS FOR LIABILITIES OR DAMAGES OF ANY STORM, DRAINAGE AND FLOODING ISSUES AS A RESULT OF THE PROPOSED ACTIVITIES.



58 TOTAL SITES



LEGEND

SANITARY SEWER LEAD	_____
STORM SEWER	_____
WATER MAIN	_____
EX. SANITARY SEWER	_____
EX. STORM SEWER	_____
EX. WATER MAIN	_____
EXISTING MAJOR CONTOUR	_____
EXISTING MINOR CONTOUR	_____
STANDARD MANHOLE	_____
4' DIA. R.Y.C.B. - 2' SUMP	_____
STD. PAVEMENT CATCH BASIN (PCB) - 2' SUMP	_____
STORM SEWER STRUCTURE NO.	_____
EXISTING STORM SEWER STRUCTURE NO.	_____
SANITARY SEWER STRUCTURE NO.	_____
EXISTING SANITARY SEWER STRUCTURE NO.	_____
GATE VALVE IN WELL	_____
EXISTING HYDRANT AND NO.	_____
PROPOSED HYDRANT AND NO.	_____
MAILBOX	_____
SIGN	_____
LIGHT POLE	_____
UTILITY POLE	_____
GUY POLE	_____
UTILITY CROSSING	_____
CONTROL POINT	_____
GAS MARKER	_____
TC = TOP OF CURB	_____
GU = GUTTER	_____
THIS TEXT TYPE (HAND) DENOTES EXISTING	_____

SITE DESCRIPTION:

TOTAL: 63 UNITS
ZONED: SF2 WITH PUD OVERLAY

OPEN SPACE REQUIREMENTS:

Gross & Net Area of Site: 47.393 Ac. (Gross/Net)
Total Open Space Required (20% gross): 9.479 Ac.

Open Space Provided: 33.416 Ac.

SITE SETBACKS - PHASE 5:

FRONT - 20'
SIDE - 5'/10' TOTAL
REAR - 35'

SITE SETBACKS - PHASE 6:

FRONT - 25'
SIDE - 5'/10' TOTAL
REAR - 35'

PREPARED FOR:

LYLE WINN
LOMBARDO HOMES
13001 23 MILE ROAD - SUITE 200
SHELBY TWP., MI 48315
(586) 781-7900
LWINN@LOMBARDOCOMPANIES.COM

PREPARED BY:

COMMUNITY E.S., INC.
C/O RICHARD HOODSON, P.E. #48078
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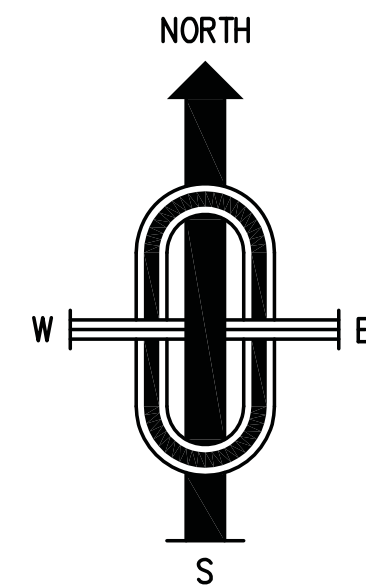


Civil Engineering and Surveying
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www.communityeng.com

"AMHERST PHASE 5 AND"
"NORTHWYCK SITE PLAN"
PART OF SECTION 28,
T.4N., R.14E.,
VILLAGE OF NEW HAVEN,
MACOMB COUNTY, MICHIGAN.

DATE MAY 20, 2022	SCALE 1"=150'
DRAWN BY RMG	SHEET 1 OF 7
CHECKED BY RSH	DRAWING Z-22-141

OVERALL SITE PLAN



LEGEND	
SANITARY SEWER LEAD	_____
STORM SEWER	_____
WATER MAIN	_____
EX. SANITARY SEWER	_____
EX. STORM SEWER	_____
EX. WATER MAIN	_____
EXISTING MAJOR CONTOUR	_____
EXISTING MINOR CONTOUR	_____
STANDARD MANHOLE	⊗
4' DIA. R.Y.C.B. - 2' SUMP	⊗
STD. PAVEMENT CATCH BASIN (PCB) - 2' SUMP	⊗
STORM SEWER STRUCTURE NO.	6
EXISTING STORM SEWER STRUCTURE NO.	6
SANITARY SEWER STRUCTURE NO.	5
EXISTING SANITARY SEWER STRUCTURE NO.	5
GATE VALVE IN WELL	⊗
EXISTING HYDRANT AND NO.	⊗
PROPOSED HYDRANT AND NO.	⊗
MAILBOX	⊗
SIGN	⊗
LIGHT POLE	⊗
UTILITY POLE	⊗
GUY POLE	⊗
UTILITY CROSSING	⊗
CONTROL POINT	⊗
GAS MARKER	⊗
TC = TOP OF CURB	⊗
GU = GUTTER	⊗
THIS TEXT TYPE (HAND) DENOTES EXISTING	

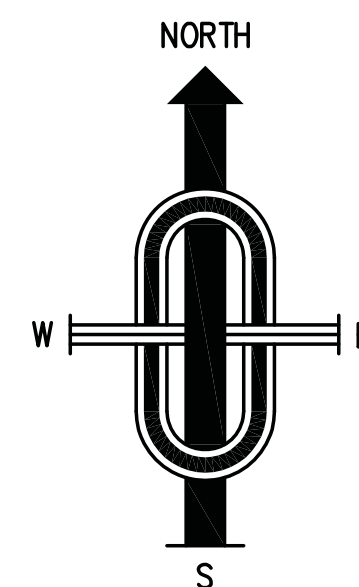
- NOTES:**
- WATER SERVICES SHALL BE 1" DIAMETER.
 - WATER SERVICES SHALL BE COPPER TYPE K.
 - WATER SERVICES SHALL BE BORED.
 - ALL GATE VALVES ARE 5' IN DIAMETER PER VILLAGE OF NEW HAVEN STANDARDS.
 - IF BASEMENTS ARE INVOLVED, ALL WATER MAIN SERVICE LEADS SHALL BE PRETAPPED PRIOR TO BASEMENT EXCAVATION.
 - SANITARY LEADS SHALL BE 6" ABS SDR 23.5.
 - ALL WATER MAIN SHALL BE CATHODICALLY PROTECTED WITH POLYWRAP 8 MIL.



AMHERST PHASE 5 AND NORTHWYCK SITE PLAN
PART OF SECTION 28,
T.4N., R.14E.,
VILLAGE OF NEW HAVEN,
MACOMB COUNTY, MICHIGAN.

DATE	MAY 20, 2022	SCALE	1"=50'
DRAWN BY	RMG	SHEET	2 OF 7
CHECKED BY	RSH	DRAWING	Z-22-141

DETAILED SITE PLAN



LEGEND

- SANITARY SEWER LEAD _____
 STORM SEWER _____
 WATER MAIN _____
 EX. SANITARY SEWER _____
 EX. STORM SEWER _____
 EX. WATER MAIN _____
 EXISTING MAJOR CONTOUR _____
 EXISTING MINOR CONTOUR _____
 STANDARD MANHOLE _____
 4' DIA. R.Y.C.B. - 2' SUMP _____
 STD. PAVEMENT CATCH BASIN (PCB) - 2' SUMP _____
 STORM SEWER STRUCTURE NO. _____
 EXISTING STORM SEWER STRUCTURE NO. _____
 SANITARY SEWER STRUCTURE NO. _____
 EXISTING SANITARY SEWER STRUCTURE NO. _____
 GATE VALVE IN WELL _____
 EXISTING HYDRANT AND NO. _____
 PROPOSED SEWER AND NO. _____
 MAILBOX _____
 SIGN _____
 LIGHT POLE _____
 UTILITY POLE _____
 GUY POLE _____
 UTILITY CROSSING _____
 CONTROL POINT _____
 GAS MARKER _____
 TC = TOP OF CURB _____
 GU = GUTTER _____
 THIS TEXT TYPE (HAND) DENOTES EXISTING

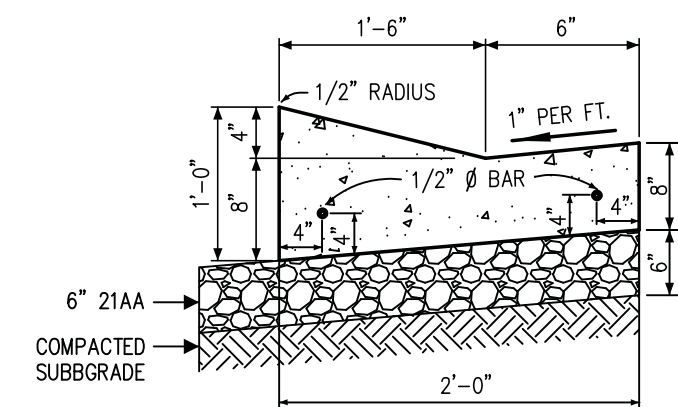
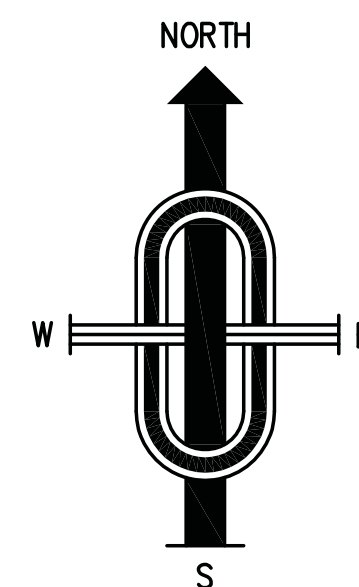


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Telephone (586) 677-4081
www.communityeng.com

DATE MAY 20, 2022	SCALE 1"=60'
DRAWN BY RMG	SHEET 3 OF 7
CHECKED BY RSH	DRAWING 7-22-141

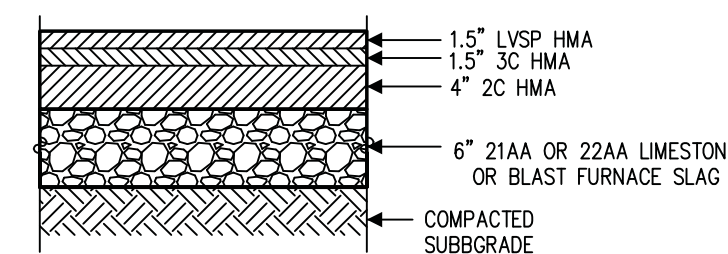
DETAILED SITE PLAN



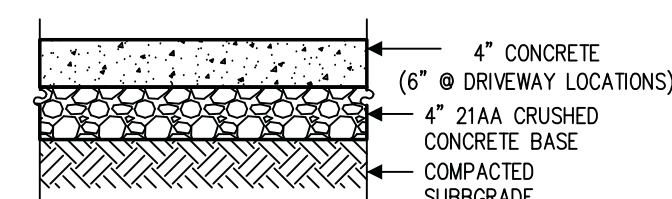
NOTES:
- SUMP LEADS SHALL BE 6" PVC SCH 40.

MOUNTABLE CURB AND GUTTER DETAIL
NOT TO SCALE

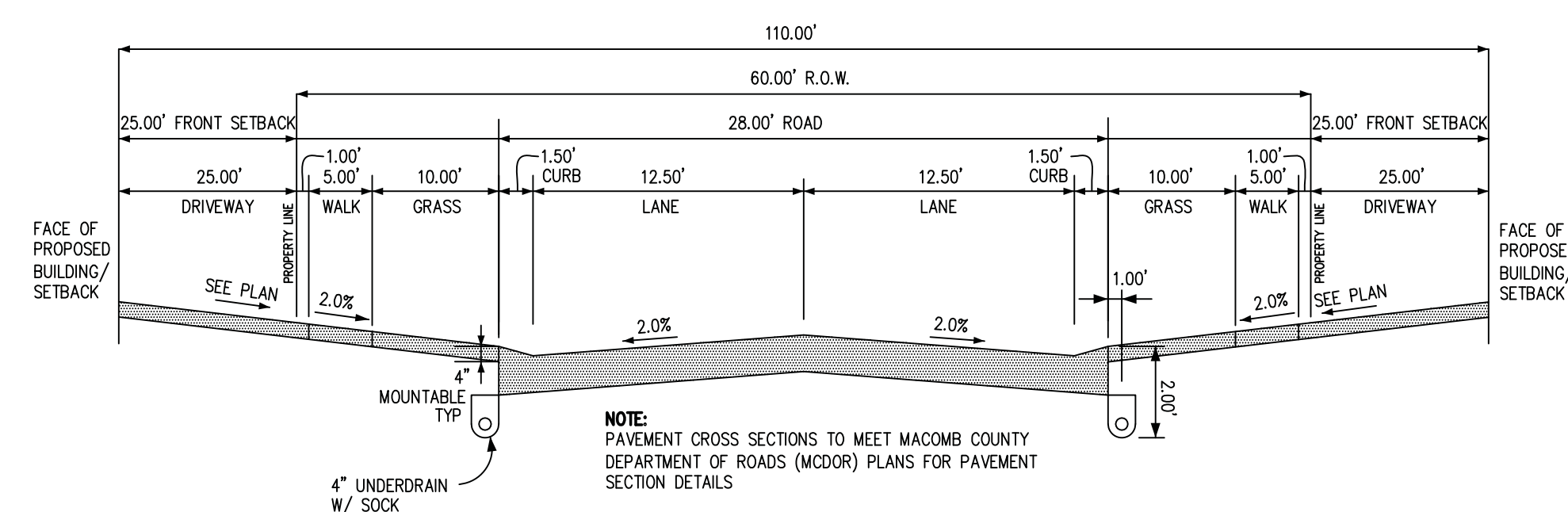
NOTE:
ROADS TO BE CONSTRUCTED
TO THE VILLAGE OF NEW
HAVEN STANDARDS EXCEPT AS
NOTED.



PAVEMENT SECTION
NOT TO SCALE



5' SIDEWALK SECTION
NOT TO SCALE



NOTE:
PAVEMENT CROSS SECTIONS TO MEET MACOMB COUNTY
DEPARTMENT OF ROADS (MCDOR) PLANS FOR PAVEMENT
SECTION DETAILS

TYPICAL ROAD SECTION
NOT TO SCALE

NOTES:

- MATCH EXISTING GRADES AT PROPERTY LINES.
- GRADING PLAN WAS DESIGNED FOR FRONT ENTRY GARAGES.



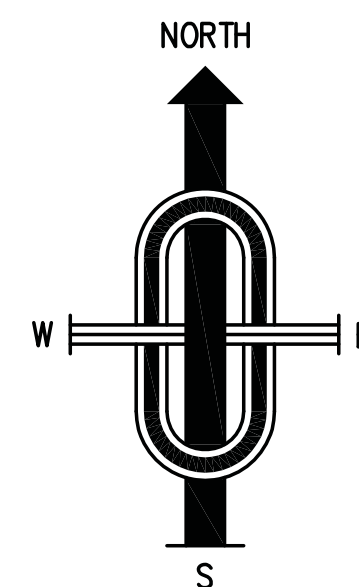
COMMUNITY E.S.
CIVIL ENGINEERING & SURVEYING

Civil Engineering and Surveying
5805 24 Mile Road, Suite B
Shelby Twp., Michigan 48316
Telephone (586) 677-4081
www.communityeng.com

**"AMHERST PHASE 5 AND
NORTHWYCK SITE PLAN**
PART OF SECTION 28,
T.4N., R.14E.,
VILLAGE OF NEW HAVEN,
MACOMB COUNTY MICHIGAN

DATE MAY 20, 2022	SCALE 1"=50'
DRAWN BY RMG	SHEET 4 OF 7
CHECKED BY RSH	DRAWING Z-22-141

UTILITY PLAN



LEGEND

SANITARY SEWER LEAD	_____	
STORM SEWER	_____	
WATER MAIN	_____	
EX. SANITARY SEWER	_____	
EX. STORM SEWER	_____	
EX. WATER MAIN	_____	
EXISTING MAJOR CONTOUR	_____	
EXISTING MINOR CONTOUR	_____	
STANDARD MANHOLE	_____	○
4' DIA. R.Y.C.B. - 2' SUMP	_____	⊗
STD. PAVEMENT CATCH BASIN (PCB) - 2' SUMP	_____	■
STORM SEWER STRUCTURE NO.	_____	⊗ 6
EXISTING STORM SEWER STRUCTURE NO.	_____	6
SANITARY SEWER STRUCTURE NO.	_____	5
EXISTING SANITARY SEWER STRUCTURE NO.	_____	5
GATE VALVE IN WELL	_____	⊗
EXISTING HYDRANT AND NO.	_____	XOX 4
PROPOSED HYDRANT AND NO.	_____	XOX 4
MAILBOX	_____	MB
SIGN	_____	SN
LIGHT POLE	_____	LP
UTILITY POLE	_____	UP
GUY POLE	_____	GP
UTILITY CROSSING	_____	UC
CONTROL POINT	_____	CP
GAS MARKER	_____	GM
TC = TOP OF CURB	_____	G
GU = GUTTER	_____	
THIS TEXT TYPE (HAND) DENOTES EXISTING		

SOILS LIST:
LOCKE SANDY LOAM
METEA SAND
NAPPANEE CLAY LOAM
SELFRIDGE LOAMY SAND
SIMS CLAY LOAM
ZIEGENFUSS CLAY

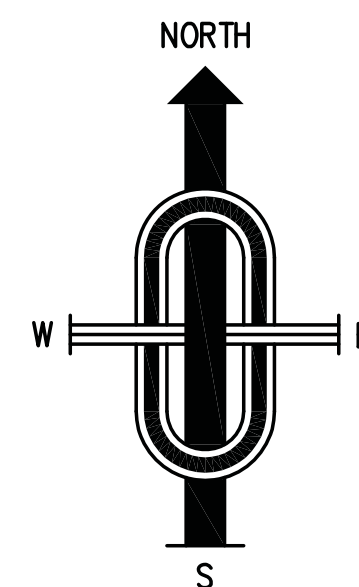


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**"AMHERST PHASE 5 AND"
NORTHWYCK SITE PLAN**
PART OF SECTION 28,
T.4N., R.14E.,
VILLAGE OF NEW HAVEN,
MACOMB COUNTY, MICHIGAN

DATE	MAY 20, 2022	SCALE	1"=60'
DRAWN BY	RMG	SHEET	5 OF 7
CHECKED BY	RSR	DRAWING	7-22-141

UTILITY PLAN



LEGEND

SANITARY SEWER LEAD _____
 STORM SEWER _____
 WATER MAIN _____
 EX. SANITARY SEWER _____
 EX. STORM SEWER _____
 EX. WATER MAIN _____
 EXISTING MAJOR CONTOUR _____
 EXISTING MINOR CONTOUR _____
 STANDARD MANHOLE _____
 4' DIA. R.Y.C.B. - 2' SUMP _____
 STD. PAVEMENT CATCH BASIN (PCB) - 2' SUMP _____
 STORM SEWER STRUCTURE NO. _____
 EXISTING STORM SEWER STRUCTURE NO. _____
 SANITARY SEWER STRUCTURE NO. _____
 EXISTING SANITARY SEWER STRUCTURE NO. _____
 GATE VALVE IN WELL _____
 EXISTING HYDRANT NO. _____
 PROPOSED HYDRANT AND NO. _____
 MAILBOX _____
 SIGN _____
 LIGHT POLE _____
 UTILITY POLE _____
 GUY POLE _____
 UTILITY CROSSING _____
 CONTROL POINT _____
 GAS MARKER _____
 TC = TOP OF CURB _____
 GU = GUTTER _____
 THIS TEXT TYPE (HAND) DENOTES EXISTING



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"AMHERST PHASE 5 AND
NORTHWYCK SITE PLAN
PART OF SECTION 28,
T.4N., R.14E.,
VILLAGE OF NEW HAVEN,
MACOMB COUNTY MICHIGAN

DATE MAY 20, 2022	SCALE 1"=150'
DRAWN BY RMG	SHEET 6 OF 7
CHECKED BY RSH	DRAWING Z-22-141

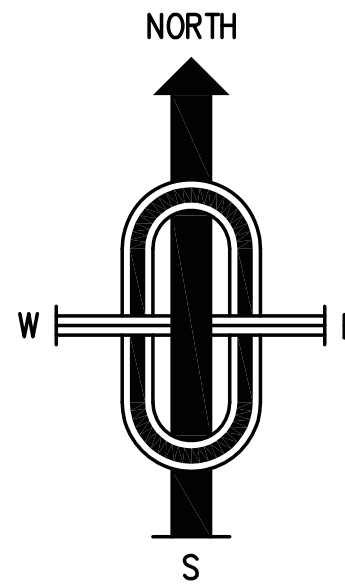
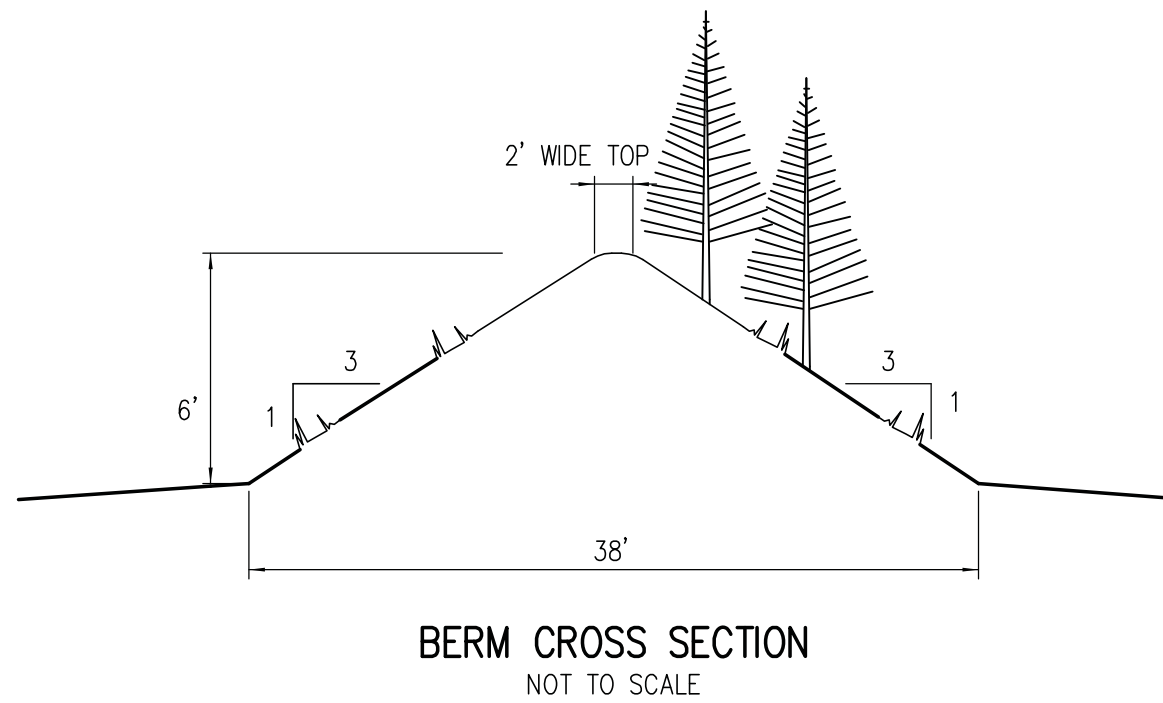
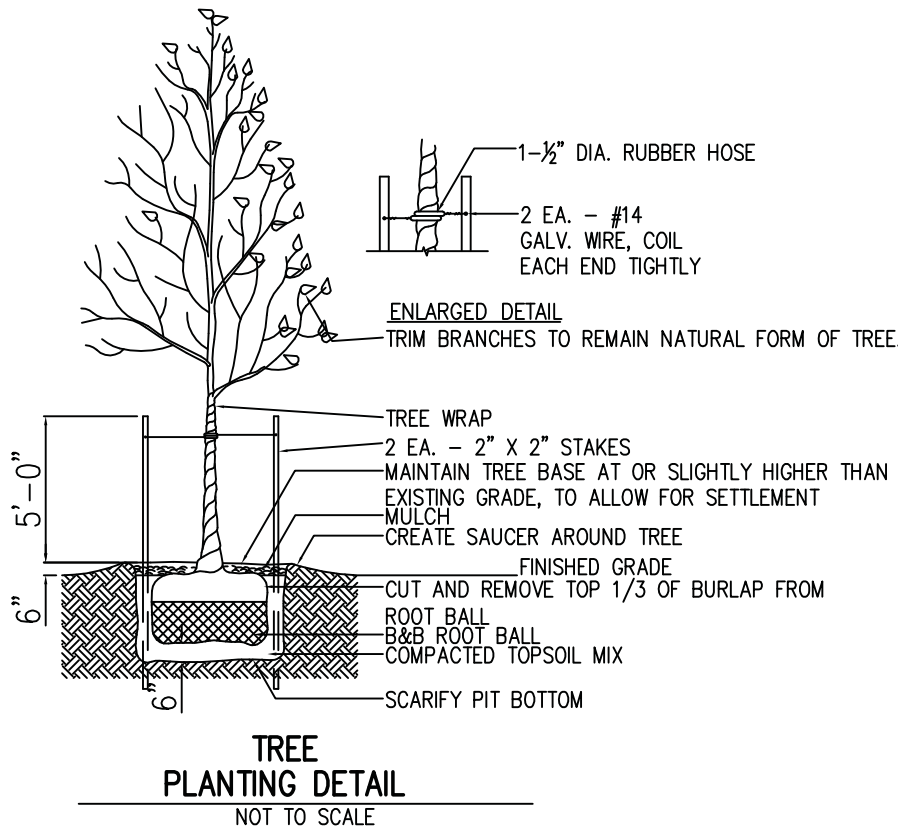
AERIAL
OVERLAY

PLANTING MATERIAL LIST

LANDSCAPE TREES				
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT (MINIMUM)
ORNAMENTAL TREES				
6	MS	MALUS SPP.	CRABAPPLE TREES	2" CAL., B&B
6	MS	MALUS SPP.	CRABAPPLE TREES	2" CAL., B&B
EVERGREEN TREES				
6	PG	PICEA GLAUCA	WHITE SPRUCE	7-8' HT., B&B
6	JUV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HT., B&B
6	THOC2	THUJA OCCIDENTALIS 'NIGRA'	DARK GREEN ARBORVITAE	8' HT., B&B
DECIDUOUS TREES				
2	ARR	ACER RUBRUM 'RED SUNSET'	RED 'SUNSET' RED MAPLE	2.5" CAL., B&B
1	GTS	GLEDISIA T. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL., B&B
2	ARR	ACER RUBRUM 'RED SUNSET'	GREENSPIRE LINDEN	2.5" CAL., B&B
1	GTS	ACER RUBRA	RED OAK	2.5" CAL., B&B
1				2.5" CAL., B&B
27	TOTAL LANDSCAPE TREES			

LANDSCAPE SHRUBS			
QTY	KEY	BOTANICAL NAME	COMMON NAME
83	EAC	EVONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH

NOTE:
DEPENDING ON AVAILABILITY, PLANT MATERIALS MAY BE SUBSTITUTED WITH ANY TREES THAT ARE LISTED UNDER THE SELECTED TREE LIST FOR LANDSCAPE AND REPLACEMENT TREES. ALL SUBSTITUTIONS MUST BE APPROVED BY SHELBY TOWNSHIP.



LEGEND

SANITARY SEWER LEAD	_____
STORM SEWER	_____
WATER MAIN	_____
EX. SANITARY SEWER	_____
EX. STORM SEWER	_____
EX. WATER MAIN	_____
EXISTING MAJOR CONTOUR	_____
EXISTING MINOR CONTOUR	_____
STANDARD MANHOLE	_____
4' DIA. R.Y.C.B. - 2' SUMP	_____
STD. PAVEMENT CATCH BASIN (PCB) - 2' SUMP	_____
STORM SEWER STRUCTURE NO.	_____
EXISTING STORM SEWER STRUCTURE NO.	_____
SANITARY SEWER STRUCTURE NO.	_____
EXISTING SANITARY SEWER STRUCTURE NO.	_____
GATE VALVE IN WELL	_____
EXISTING HYDRANT AND NO.	_____
PROPOSED HYDRANT AND NO.	_____
MAILBOX	_____
SIGN	_____
LIGHT POLE	_____
UTILITY POLE	_____
GUY POLE	_____
UTILITY CROSSING	_____
CONTROL POINT	_____
GAS MARKER	_____
TC = TOP OF CURB	_____
GU = GUTTER	_____
THIS TEXT TYPE (HAND) DENOTES EXISTING	

PLANTING LEGEND

GRAPHIC SYMBOL	ITEM/DESCRIPTION
	EXISTING EVERGREEN TREE
	PROPOSED EVERGREEN TREE
	CANOPY TREE
	EVERGREEN TREE
	ORNAMENTAL FLOWERING TREE
	SHRUB PLANTINGS
	SOD LAWN ON 3" TOPSOIL



COMMUNITY E.S.
CIVIL ENGINEERING & SURVEYING

DATE MAY 20, 2022 SCALE 1"=50'
DRAWN BY RMG SHEET 7 OF 7
CHECKED BY RSH DRAWING Z-22-141

"AMHERST PHASE 5 AND NORTHWYCK SITE PLAN"
PART OF SECTION 28,
T.4N., R.14E.,
VILLAGE OF NEW HAVEN,
MACOMB COUNTY, MICHIGAN.

LANDSCAPE PLAN

REQUEST FOR EXTENSION OF PRELIMINARY SITE PLAN APPROVAL

July 16, 2026

Village of New Haven Building Department

Attention: Planning Commission

Village of New Haven

New Haven, Michigan

RE: Request for Extension of Preliminary Site Plan Approval – Hampton Manor

To the Members of the Planning Commission and Building Department:

Please accept this correspondence as a formal, written request for an extension of the active review period and time limits relative to the previously approved preliminary site plan for the **Hampton Manor New Haven** project. This request is submitted on behalf of the project representatives and developers in response to the notice received from Addis Law Firm, PLLC, dated July 9, 2026.

We understand that approval of preliminary site plans expires one year after the date of approval, and we sincerely appreciate the Village of New Haven's reasonableness in allowing additional time beyond that expiration to resolve active review issues. Although we have not yet received Final Site Plan Approval due to outstanding technical and site plan design elements, we are fully committed to addressing and resolving all remaining concerns raised by the Village's designated professionals and engineers.

In accordance with the applicable Village ordinances, we hereby request an extension of the time limits for a period of one (1) year. This extension will provide our professional team with the necessary time to finalize the design adjustments, coordinate with the Village's review team, and successfully submit our application for Final Site Plan Approval.

Thank you for your ongoing consideration, cooperation, and support as we work toward bringing this project to a successful completion. Please do not hesitate to contact us if any additional application materials, fees, or formal hearings are required to process this request prior to the July 23, 2026 deadline.

Respectfully submitted



Zohaib Syed (Owner)

Phone / Email: (989) 708-1878 / Zohaibsyed@buildseniorhousing.com