Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer

Trustees
Scott Ruggles
Steve Anderson
Andrea C. Voorheis
Liz Fessler Smith

PLANNING COMMISSION MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MI 48383
THURSDAY, DECEMBER 03, 2026 – 6:30 PM

White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
   A. October 15, 2026
6. **CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)**
7. **PUBLIC HEARING**
8. **CONTINUING BUSINESS**
9. **NEW BUSINESS**
   A. Discussion of Zoning Ordinance Amendment 26-003
10. **LIAISON'S REPORT**
11. **PLANNING CONSULTANT'S REPORT**
12. **DIRECTOR'S REPORT**
13. **OTHER BUSINESS**
    A. Approval of 2027 Meeting Dates
14. **COMMUNICATIONS**
15. **NEXT MEETING DATE: DECEMBER 17, 2026**
16. **ADJOURNMENT**

Procedures for accommodations for persons with disabilities: The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-7 at least five days in advance of the meeting.** An attempt will be made to provide reasonable accommodations.

WHITE LAKE TOWNSHIP
PLANNING COMMISSION
OCTOBER 15, 2026

CALL TO ORDER
Commissioner Carlock called the meeting to order at 6:30 P.M. She then led the Pledge of Allegiance.

ROLL CALL
Present:
T. Joseph Seward
Pete Meagher
Merrie Carlock, Chairperson
Debby Dehart
Scott Ruggles, Township Board Liaison
Mona Sevic

Absent:
Robert Seeley, Vice Chair

Others:
David Waligora, Senior Planner
Matteo Passalacqua, Carlisle Wortman
Debra Walling, Township Attorney
Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA
It was MOVED by Commissioner Meagher, seconded by Commissioner Sevic to approve the agenda as presented. The motion carried with a voice vote: (6 yes votes).

APPROVAL OF MINUTES
A. October 1, 2026

It was MOVED by Commissioner Meagher, seconded by Commissioner Ruggles to approve the minutes as presented. The motion carried with a voice vote: (6 yes votes).

CALL TO THE PUBLIC (FOR ITEMS NOT ON THE AGENDA)
None.

PUBLIC HEARING
None.

CONTINUING BUSINESS
None.

NEW BUSINESS
A. Discussion of Ordinance Amendments

DRAFT

Planning Consultants David and Mateo, together with Township Attorney Deb, presented a draft data center zoning ordinance for Commission review in advance of a public hearing. The following topics were discussed, with staff directed to refine the draft accordingly. No formal motions or votes were taken on the ordinance itself; this remains a discussion item pending a public hearing.

Overlay District and Location

The Commission expressed general support for establishing a dedicated Data Center Overlay District (approximately 230 acres across roughly 18-20 parcels) in the northeast corner of the Township near the existing Mack Industries site, rather than permitting data centers as a special land use throughout the entire LM (Light Manufacturing) district. The rationale discussed included consistency with the Master Plan's future land use designation for industrial expansion in that area and a desire to limit data center siting to a defined, already industrially-oriented area.

Setbacks

Consensus leaned toward retaining a 300-foot setback measured from the property line of the applicable structure or equipment to residentially-zoned property lines, with acknowledgment that this figure could be increased (e.g., to 500 feet) if warranted. The Commission discussed using the setback as a supporting measure for noise, emissions, and visual massing concerns rather than as a standalone requirement.

Noise and Vibration

The draft ordinance's noise standards (45 dB residential standard, with a 6-decibel tonal penalty), vibration provisions, and infrasound concerns were discussed at length. The Commission was provided redlined additions from a sound and vibration consultant engaged by a neighboring township (Lion Township) for consideration prior to the public hearing. Staff noted that three acoustical consulting firms had been contacted; one indicated a baseline noise study would be required (at a cost of approximately 20,000 dollars) and declined to comment further, while responses from the other two were pending.

Water Use and Natural Resources

The draft ordinance's groundwater and surface water provisions (baseline groundwater assessment, monitoring, and contingency/mitigation plans) were reviewed. Discussion included whether to require closed-loop cooling systems rather than evaporative systems; several Commission members expressed support for requiring closed-loop systems, though no formal decision was made. It was clarified that water withdrawal and discharge approvals generally fall under the jurisdiction of Oakland County Health Department or the Michigan Department of Environment, Great Lakes, and Energy (EGLE), not the Township.

Decommissioning

The draft ordinance's decommissioning financial guarantee (currently set at 125% of estimated cost, reviewed and adjusted every 5 years for inflation) was discussed. A recommendation was made to increase the guarantee to 150%, consistent with standard practice referenced by a Commission member with real estate experience. Discussion also addressed clarifying that the Township select (rather than merely approve) the qualified professional preparing the decommissioning cost estimate, and that the Township retain the right to challenge the estimate.

Enforcement and Remedies
The Commission discussed adding express authority for the Township to initiate legal proceedings to obtain compliance, in addition to existing remedies, within the operational compliance/escrow section of the ordinance. The Township Attorney indicated this language had been intended for inclusion and would be confirmed/added.

Annual Reporting and Generators
The Commission discussed whether annual third-party inspection/reporting requirements (and the associated funding escrow) should be specific to data centers or extended more broadly to any use exceeding a defined threshold of generators or electrical wattage, in order to avoid the appearance of singling out data centers. Consensus was to explore a broader, metric-based threshold (by generator count and/or wattage) for potential inclusion in the LM district standards or nuisance ordinance.

Transfer of Ownership
A Commission member raised concern that the draft's transfer-of-ownership provisions were vague regarding successor obligations. The Township Attorney agreed to review and clarify this section.

Architectural Standards
The draft ordinance's architectural review requirements for data center structures were discussed; no changes were proposed, though members noted the inconsistency with the lack of similar requirements for other LM district uses.

Appeal Procedure
It was clarified that provisions within the draft ordinance (including the operational compliance escrow section) would be appealable to the Zoning Board of Appeals (ZBA), consistent with other zoning ordinance provisions.

Moratorium and Timeline
Staff noted the Township's data center moratorium expires February 12, 2027, and has previously been extended once. The Commission discussed the possibility of deferring final action to a second November meeting, if needed, to allow additional review time while still meeting the moratorium deadline.

LIAISON'S REPORT
None.

DIRECTOR'S REPORT
None.

OTHER BUSINESS
The Commission discussed meeting scheduling logistics, noting that public hearing notice publication deadlines require materials to be finalized a day in advance of the newspaper's Tuesday publication schedule, and discussed alternating meeting days with the Parks and Recreation Commission and ZBA to avoid conflicts.

COMMUNICATIONS

DRAFT

An announcement was made regarding the Township's annual Trunk-or-Treat event, scheduled for Saturday, October 17, 2026, from 6:00 PM to 8:00 PM, with approximately 36 vehicles registered to participate. Hot dogs, cider, and donuts will be provided, and Skull Island will again present a walk-through haunted attraction at the rear of the barn.

NEXT MEETING DATE: November 5, 2026

ADJOURNMENT

It was moved by Commissioner Seward, seconded by Commissioner Ruggles, to adjourn at 8:13 P.M. The motion carried with a voice vote: (6 yes votes).

DRAFT

CHARTER TOWNSHIP OF WHITE LAKE

Community Development Department

7525 Highland Road • White Lake, Michigan 48383

MEMORANDUM

To: White Lake Township Planning Commission

From: David Waligora, AICP, Community Development Department

Date: November 24, 2026

Re: Zoning Ordinance Amendment 26-003, Data Centers: changes since the October 15, 2026 discussion draft

The draft for the December 3, 2026 public hearing differs from the October 5 draft the Commission discussed on October 15. The changes come from the Commission's discussion, the KSE sound and vibration language handed out at that meeting, and the attorney's review. The draft is now in adoption form as Amendment 26-003, which amends the applicable sections of the Zoning Ordinance.

Key Changes

"PC" means the change came from the Commission's October 15 discussion; "KSE" means the Lyon Township sound and vibration language.

Section	Change	Source
3.1.24 Overlay	New overlay district text and map. Underlying LM and AG zoning stays in place.	Staff
4.61.B.2 Phasing	One Special Land Use hearing covers the whole campus, and each phase needs site plan approval. Unbuilt phases need a new hearing if a phase's site plan expires or a phase materially changes. The October draft required a separate Special Land Use for each phase.	Staff
4.61.C.3 Water discharge	States that Township approval is not regulatory approval; EGLE and the County approve discharges.	PC
4.61.D.1 Separation	Residential separation increased from 300 to 500 feet.	PC
4.61.D.3 Architecture	The 250-foot facade trigger is replaced with a test of visibility from roads and neighboring property.	PC
4.61.D.5 Lighting	"Zero footcandles at the property line" replaced with the lighting standards of Section 5.18.G.	Staff
4.61.F Groundwater	Stronger impact assessment and baseline, and defined triggers for corrective action. If the Data Center causes a well failure, the operator must supply water within 24 hours.	Staff

Section	Change	Source
4.61.G.1 Sound	dBA limits now follow Section 5.18.A as amended by 26-001 (60 day / 45 night next to AG and single-family) instead of a separate 55 dBA daytime limit. Low-frequency (dBC) limits lowered to 65 day / 55 night; one-hour averaging; defined penalties for tonal and impulsive sound. Limits also apply at Sensitive Receptors.	KSE
4.61.G.3 Vibration	Peak-particle-velocity limit and continuous monitoring replaced with the ANSI S2.71 perceptibility standard and monitoring during complaint investigations.	KSE
4.61.G.4 Generators	Generators are no longer exempt from the noise limits during power outages.	Staff
4.61.G.5 Construction	Construction follows the Township's existing construction hours, and the temporary construction-noise exemption in Section 5.18.A does not apply. A construction-noise management plan is required.	Staff
4.61.I.6 Enforcement	Court enforcement now applies to the whole section, and a revocation procedure is added.	PC
4.61.J.1 Decommissioning	The Township selects the professional who prepares the cost estimate; the applicant pays.	PC
4.61.K.7 Transfer	Transfer is administrative: the new owner assumes every obligation in writing and replaces the guarantees. Board review is removed.	PC

Public Hearing and Next Steps

Staff asks the Commission to hold the December 3 hearing and recommend Amendment 26-003 to the Township Board. Oakland County has reviewed the amendment and offered no comment. The Board will then hold a first and second reading, adopting at the second, before the data center moratorium expires February 12, 2027.

Attachments:

- Amendment 26-003 (clean)
- Data Center Overlay District map (Exhibit A)

CHARTER TOWNSHIP OF WHITE LAKE
COUNTY OF OAKLAND
AMENDMENT 26-003 TO ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF WHITE LAKE BY AMENDING ARTICLE 2.0 (DEFINITIONS), ARTICLE 3.0 (ZONING DISTRICTS), AND ARTICLE 4.0 (USE STANDARDS) TO ESTABLISH DEFINITIONS, A DATA CENTER OVERLAY DISTRICT, AND USE-SPECIFIC STANDARDS FOR DATA CENTERS, ONLY AS PROVIDED FOR HEREIN.

NOW HEREBY the Charter Township of White Lake ordains the following amendments to the White Lake Charter Township Zoning Ordinance:

PART 1: Article 2.0, Definitions, Section 2.2, Definitions

Amend Article 2.0, Definitions, Section 2.2, Definitions, to add the following new definitions, to be inserted in alphabetical order among the existing definitions. All existing definitions in Section 2.2 shall remain unchanged and in full force and effect; this Part adds definitions only and does not amend, repeal, or replace any existing definition. The new definitions shall read as follows:

A-Weighted Sound Level (dBA): The sound pressure level, expressed in decibels (dB), as measured using the A-weighting frequency network of a sound level meter conforming to American National Standards Institute (ANSI) standard S1.4 for sound level meters. A-weighting adjusts the measured sound pressure across the frequency spectrum to approximate the sensitivity of the human ear.

Ambient Sound Level: The all-encompassing sound level associated with a given environment at a specified location and time, typically a composite of sound from many sources, near and far.

Background Sound Level: The sound level that is present in a given environment at a specified location and time, in the absence of any identified intermittent or intrusive sound sources, typically characterized by the sound level exceeded 90 percent of the measurement period (L90).

Battery Energy Storage System (BESS): One or more devices, assemblies, or containers capable of storing electrical energy for later use through electrochemical technologies, including associated control systems, inverters, transformers, cooling systems, fire-suppression equipment, and related infrastructure.

C-Weighted Sound Level (dBC): The sound pressure level, expressed in decibels (dB), as measured using the C-weighting frequency network of a sound level meter conforming to American National Standards Institute (ANSI) standard S1.4 for sound level meters. C-weighting applies little or no adjustment across most of the audible frequency spectrum, and includes low-frequency energy typically down to 10 or 12.5 Hz, below the normally recognized range of human hearing. C-weighting is commonly used to assess low-frequency noise content.

Data Center: A facility or group of buildings whose primary function is the housing, operation, and maintenance of computer servers, data-storage systems, telecommunications equipment, and associated infrastructure used for the processing, storage, or transmission of digital

information. Such facilities may include backup power generation, cooling systems, fuel storage, Battery Energy Storage Systems, substations, and security infrastructure. This term does not include a server room or data-processing facility that is accessory, incidental to and housed entirely within a permitted principal use, and requires no additional approvals from a utility provider with respect to electrical or water usage.

Data Center Campus: The entire Data Center development subject to a common Special Land Use approval and Concept Master Development Plan, whether consisting of one Data Center building or multiple buildings, located on one parcel or multiple contiguous or functionally integrated parcels, and whether constructed at one time or in phases. For purposes of Section 4.61, every Data Center shall be reviewed as a Data Center Campus.

Decibel (dB): A unit of measurement, on a logarithmic scale, used to express the magnitude of sound pressure relative to a standard reference pressure of 20 micropascals (20 µPa), the threshold of human hearing.

Emergency: An unforeseen occurrence or condition requiring immediate action to protect life, health, safety, property, or essential utility service, including an actual utility power outage requiring operation of backup electrical power. Emergency does not include routine testing, scheduled maintenance, planned load management, peak shaving, demand-response participation, elective grid-support operation, or other planned or discretionary operation.

Equivalent Continuous Sound Level (Leq): A sound level obtained from energy averaging over a specified time interval. This level is obtained using an integrating averaging sound level meter, which determines the mean of the square of the sound pressure over a specified time interval, and expresses the result in decibels. The level is designated as Leq, along with the time period of measurement, i.e. 50 dBA Leq-1hr.

Impulsive Sound: Sound of short duration, usually less than one second, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions, drop forge impacts, and discharge of firearms.

L90 Sound Level: A statistical sound level quantity representing the sound level exceeded 90% of the measurement period. The L90 sound level is commonly used to measure the background sound level of a given environment.

Legal Holiday: The following legal public holidays: New Year's Day (January 1); Memorial Day (last Monday in May); Independence Day (July 4); Labor Day (first Monday in September); Thanksgiving Day (fourth Thursday in November); Christmas Eve Day (December 24); and Christmas Day (December 25).

Material Amendment or Significant Deviation: Any change to an approved Concept Master Development Plan, site plan, or Special Land Use approval, other than an in-kind replacement or minor change accepted under Section 4.61.K.6, including a change to the location, footprint, or height of a building; the number, type, size, or location of generators, cooling equipment, substations, transformers, or Battery Energy Storage Systems; development phasing; water source or projected water use; or any condition of approval.

Security and Emergency Response Plan (SERP): The plan required under Section 4.61.C.9, as approved by the Township and the White Lake Township Fire Department, and as updated from time to time.

Sensitive Receptor: A residence, school, child-care facility, health-care facility, public park, or other land use or location identified by the Planning Commission during Special Land Use review where occupants may be particularly affected by noise, vibration, lighting, or similar operational impacts.

Sound Pressure Level or Sound Level: Ten times the logarithm to the base ten of the ratio of the time-mean-square pressure of a sound, in a stated frequency band, to the square of the reference sound pressure in gases of 20 µPa. Unit, decibel (dB); abbreviation, SPL; symbol, Lp.

Tone (Pure Tone): A sound characterized by a concentration of acoustic energy at a discrete frequency, or narrow band of frequencies, that is perceptible as a distinct pitch and is readily distinguishable from the broadband background sound. For purposes of this Ordinance, a Tone shall be deemed present when the sound pressure level in any one-third octave band exceeds the arithmetic average of the sound pressure levels in the two adjacent one-third octave bands by the following amounts: 15 dB for center frequencies between 25 Hz and 125 Hz; 8 dB for center frequencies between 160 Hz and 400 Hz; and 5 dB for center frequencies between 500 Hz and 10,000 Hz; or based on standard ANSI S12.9.

Vibration: An oscillatory motion of solid bodies of deterministic or random nature described by displacement, velocity, or acceleration with respect to a given reference point.

PART 2: Article 3.0, Zoning Districts, Section 3.1.24, Data Center Overlay District

Amend Article 3.0, Zoning Districts, to add a new Section 3.1.24, Data Center Overlay District, and amend the Official Zoning Map to designate the Data Center Overlay District, to read as follows:

3.1.24 DC Data Center Overlay District

A. INTENT

It is the intent of this overlay district to direct Data Centers to that part of the Township identified on the Future Land Use Map of the Township's adopted Master Plan for additional industrial uses, where Data Centers may be considered as a Special Land Use. The adequacy of electric, water, wastewater, and transportation infrastructure, and the potential impacts of Data Centers on residential areas, groundwater resources, and natural features, shall be evaluated and mitigated through the use-specific standards of Section 4.61. The overlay district does not replace the underlying zoning district.

B. PRINCIPAL PERMITTED USES

i. Permitted uses within the Data Center Overlay District shall be determined by the underlying zoning district classification.

C. SPECIAL LAND USES

i. **Data Centers** §4.61

SELECTED REFERENCES

3. Zoning Districts

4. Use Standards

- **Data Centers** §4.61

5. Site Standards

- Off-Street Parking §5.11
- Loading §5.11.P
- Landscape and Screening §5.19
- Performance Standards §5.18
- Visibility §5.6
- Fences §5.12
- Pathway Standards §5.20
- Sidewalk Standards §5.21
- Pathway and Sidewalk Maintenance §5.22

6. Development Procedures

- Special Land Uses §6.10 §6.11
- Traffic Impact §6.3
- Access Management §6.4
- Site Plan Review §6.8
- Sewer/Water §6.9
- Community Impact §6.6

Zoning Map Amendment. The Official Zoning Map of the Charter Township of White Lake is amended to apply the Data Center Overlay District to the following parcels and parts of two parcels, zoned LM (Light Manufacturing) and AG (Agricultural), comprising approximately 203.5 acres and generally located on both sides of White Lake Road, from west of Orr Road to Cross Road on the east, as shown on the Data Center Overlay District map attached as Exhibit A. The underlying LM and AG zoning of the property is not changed by this designation.

Entire parcels (17):

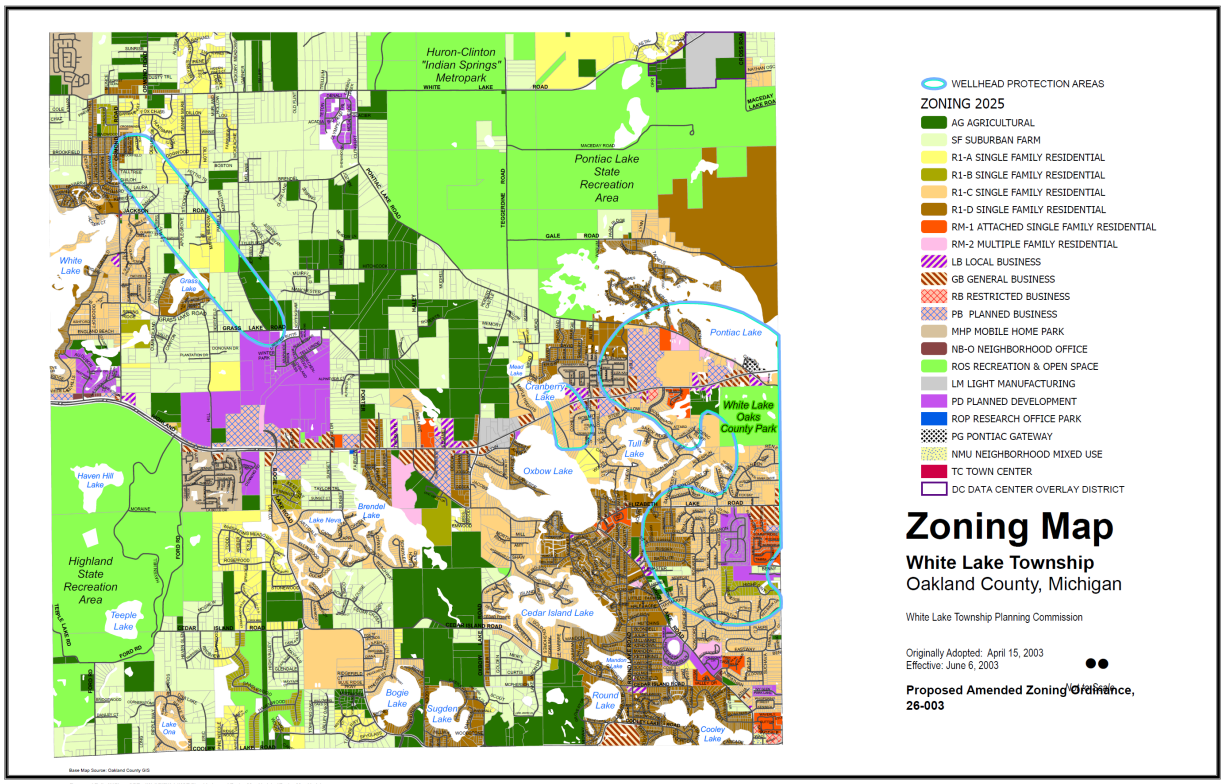
Parcel	Address
12-01-127-001	8400 White Lake Rd
12-01-127-002	—
12-01-127-003	—
12-01-127-004	—

Parcel	Address
12-01-151-002	4160 Orr Rd
12-01-151-003	4150 Orr Rd
12-01-151-005	8825 White Lake Rd
12-01-151-007	8855 White Lake Rd
12-01-151-008	4050 Orr Rd
12-01-151-009	—
12-01-151-010	—
12-01-176-004	8265 White Lake Rd
12-01-201-004	—
12-01-251-001	—
12-02-276-004	—
12-02-276-005	—
12-02-276-006	9011 White Lake Rd

Parts of two parcels:

- 12-01-151-001, 4200 Orr Rd, limited to the portion south of White Lake Road and west of Orr Road lying within the Data Center Overlay District boundary shown on Exhibit A.
- 12-01-151-006, 8795 White Lake Rd, limited to the portion south of White Lake Road lying within the Data Center Overlay District boundary shown on Exhibit A.

Exhibit A: Data Center Overlay District Map



PART 3: Article 4.0, Use Standards, Section 4.61, Data Centers

Amend Article 4.0, Use Standards, to add a new Section 4.61, Data Centers, to establish use-specific standards for Data Centers, to read as follows:

Section 4.61 Data Centers

A. LEGISLATIVE FINDINGS, PURPOSE AND INTENT

White Lake Township has a longstanding public interest in the protection and long-term availability of groundwater resources. Groundwater supplies drinking water within the Township through municipal and private well systems and supports lakes, wetlands, streams, and other groundwater-dependent natural resources. Hydrogeologic studies prepared in support of the Township's Wellhead Protection Program identify glacial deposits as the Township's primary aquifer and have treated the aquifers supplying Township municipal well fields as unconfined for wellhead-protection purposes. Those studies also demonstrate that groundwater flow, recharge, pumping, lakes, streams, and wells are components of an interconnected hydrogeologic system whose characteristics vary by location.

Data Centers are infrastructure-intensive land uses that may involve substantial electrical demand, water demand, cooling systems, emergency power generation, utility infrastructure, continuous operation, and development that may occur at one time or in multiple phases. Because the scale and operating characteristics of a Data Center may affect surrounding properties, infrastructure, and natural resources, site-specific evaluation of ultimate Campus buildout and, where phased construction is proposed, each identified phase is necessary to

determine compatibility with the natural environment and the public health, safety, and welfare of the community.

The purpose of this Section is to establish clear standards for the siting, design, construction, operation, expansion, monitoring, transfer, and decommissioning of Data Centers in order to protect public health, safety, and welfare; conserve natural resources; protect groundwater and surface-water resources; ensure adequate utility and infrastructure capacity; mitigate adverse impacts related to noise, vibration, traffic, water use, visual character, emergency operations, and infrastructure demand; promote compatibility with surrounding land uses; ensure long-term site viability; and provide for the orderly development of Data Center facilities and associated infrastructure.

The findings and purposes stated in this Section shall guide interpretation and application of the specific standards contained herein. Approval or denial of a Special Land Use shall be based upon the applicable standards of this Ordinance and shall not be based solely upon the general findings or purposes stated in this subsection.

B. USE REGULATIONS AND REVIEW

1. Special Land Use and Site Plan Review. Data Centers shall be permitted only as a Special Land Use within the Data Center Overlay District. An application shall be reviewed concurrently with a site plan in accordance with Section 6.8. The Planning Commission shall decide the Special Land Use under Sections 6.10 and 6.11. The Planning Commission shall review and make a recommendation on Preliminary and Final Site Plans, and the Township Board shall take final action on those Site Plans, in accordance with Section 6.8. The standards of this Section are additional, use-specific standards applicable to Data Centers. The Data Center Overlay District does not replace the underlying zoning district; except as otherwise provided in this Section, a Data Center shall comply with all dimensional and site development standards of the underlying zoning district, including minimum lot area and width, setbacks, maximum lot coverage, and maximum building height. Approval shall require affirmative findings that the proposed use complies with Section 6.10, this Section, and all other applicable provisions of this Ordinance. Where two substantive standards apply to the same matter, the more restrictive standard shall govern. The applicant bears the burden of demonstrating, through competent technical evidence, that the proposed Data Center will satisfy the standards of this Section and Section 6.10. Where the Planning Commission finds that those standards are met, or will be met through conditions imposed under Section 6.11.E, it shall approve the Special Land Use.

2. Data Center Campus Development. Every Data Center shall be reviewed and approved as a Data Center Campus and shall be subject to an approved Concept Master Development Plan depicting the ultimate anticipated buildout of the Campus. The Campus may be constructed at one time or in phases as identified on the approved Concept Master Development Plan. No portion of the Campus may be constructed unless it is included in a site plan approved under Section 6.8. Construction that remains consistent with the approved Concept Master Development Plan and Special Land Use approval shall not require a new Special Land Use approval solely because construction occurs in phases. Any proposed change constituting a Material Amendment or Significant Deviation shall be reviewed under Section 4.61.K.6 and Sections 6.8 and 6.11, as applicable. The Planning Commission shall decide any required Special

Land Use amendment under Section 6.11. The Planning Commission shall review and make a recommendation on Preliminary and Final Site Plans, and the Township Board shall take final action on such Site Plans, in accordance with Section 6.8. If site plan approval for any phase expires under Section 6.8.I, any phase of the Data Center Campus not yet constructed shall require Special Land Use review, including a public hearing, under Sections 6.10 and 6.11 before site plan approval may be granted.

C. REQUIRED APPLICATION MATERIALS

In addition to the application materials required by Sections 6.8, 6.10, and 6.11, an application for a Data Center shall include the following:

1. Utility Capacity Verification. Written documentation from the electric utility provider confirming available capacity and identifying any required system upgrades. The applicant shall also provide documentation to the Township or other applicable authority verifying water-supply and wastewater capacity. The documentation shall identify existing available capacity, planned improvements, and the anticipated schedule for delivering capacity sufficient to serve the proposed development and ultimate buildout. The Planning Commission shall not approve the Special Land Use unless it affirmatively finds that adequate electric, water, wastewater, emergency-service, transportation, and other required public-service capacity is available, or will be made available through an enforceable improvement or phasing plan, without materially reducing service levels to existing users, consistent with Section 6.10.A.vii.

2. Electrical Demand Statement. An estimate of average and maximum electrical demand, expressed in kilowatts (kW), megawatts (MW), and megavolt-amperes (MVA), as applicable, including anticipated demand at ultimate buildout and, where phased construction is proposed, by phase, together with a description of redundancy and resiliency systems.

3. Cooling and Water Use Plan / Water Discharge Plan. A description of the cooling technologies to be used; estimated average and maximum daily water use at ultimate buildout and, where phased construction is proposed, by phase; identification of potable, non-potable, groundwater, surface-water, and reclaimed-water sources, as applicable; estimated consumptive use and discharge; and proposed water-conservation, metering, and reuse measures. The Plan shall include data establishing that water drawn from either the public water system or a groundwater well will:

- not adversely affect water quality or pressure for existing properties; and
- not displace or impair existing or reasonably foreseeable users.

Water Discharge Study, Plan, and Report Required. The applicant shall provide a plan identifying the proposed method of water discharge from cooling systems.

The report shall identify average and maximum daily discharge volumes and rates, potential discharge contaminants, average and maximum discharge temperatures, and other characteristics that may affect the natural environment, groundwater, surface water, sanitary sewer capacity, or downstream infrastructure.

Approval by the Township shall be contingent upon written confirmation from the applicable utility and regulatory agencies that the proposed discharge will not adversely impact existing users, system capacity, groundwater resources, or downstream infrastructure. The applicant shall obtain all permits and approvals required by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), the Oakland County Health Division, the applicable utility provider, or any other agency having jurisdiction over the proposed discharge. Township approval of the Special Land Use or site plan shall not constitute regulatory approval of the discharge itself.

Where connection to a municipal sanitary sewer system is proposed, the applicant shall provide documentation demonstrating that adequate capacity is available to serve the Data Center without materially reducing service to existing users.

If discharge from mechanical equipment is not permitted into a municipal sanitary sewer system, the applicant shall identify the proposed reuse, treatment, disposal, or ground-discharge method and provide all applicable agency approvals.

Township approval shall be conditioned upon a finding that the proposed discharge plan:

- will not exceed available system or aquifer capacity at full build-out;
- will not displace or impair existing or reasonably foreseeable users; and
- has been approved by the applicable utility and regulatory agencies.

4. Master Utility Plan. A plan depicting all existing and proposed electrical infrastructure, substations, switching stations, transformers, transmission facilities, telecommunications and fiber infrastructure, water and wastewater infrastructure, Battery Energy Storage Systems, utility corridors, and utility interconnection facilities necessary to support the proposed development and ultimate buildout.

5. Concept Master Development Plan. Every Data Center Campus shall submit a Concept Master Development Plan depicting the ultimate anticipated buildout of the entire Campus. The Plan shall identify all existing and proposed buildings, expansion areas, substations, generators, fuel-storage facilities, cooling infrastructure, Battery Energy Storage Systems, utility corridors, telecommunications infrastructure, stormwater facilities, access drives, parking areas, screening, landscaping, and other major site improvements. The Plan shall identify anticipated electrical demand, water demand, wastewater generation, any proposed development phasing, and the principal operating characteristics of the Campus at ultimate buildout.

The Concept Master Development Plan shall establish the baseline record of ultimate buildout, any proposed phasing, infrastructure demands, site arrangement, major equipment, and operating characteristics represented by the applicant and relied upon in the Special Land Use review. Any later application, site plan, or request affecting the Campus shall clearly identify and explain any material difference between the proposed or actual development and the approved Concept Master Development Plan, including why the change is requested and how its impacts differ from those previously reviewed.

The Concept Master Development Plan shall be maintained as part of the record and may be used by the Planning Commission, Township Board, and Township staff when reviewing

subsequent site plans, amendments, infrastructure commitments, public incentives, monitoring results, and other decisions affecting the Campus.

All required studies shall evaluate the impacts associated with ultimate Campus buildout. Where phased construction is proposed, the studies shall also evaluate each identified phase. Approval of the Concept Master Development Plan shall not constitute site plan or building-permit approval for construction. No portion of the Campus may be constructed unless it is included in a site plan approved under Section 6.8. Proposed changes from the approved Concept Master Development Plan shall be reviewed under Section 4.61.K.6. A Material Amendment or Significant Deviation shall require review under Sections 6.8 and 6.11, as applicable.

6. Noise and Vibration Impact Study. The required acoustical review shall consist of an existing-conditions and predictive impact study submitted with the application and a post-construction verification study submitted following construction of each portion of the Campus placed into operation.

a. Existing Conditions and Predictive Impact Study. The applicant shall submit a site-specific Noise and Vibration Impact Study that documents existing ambient sound and vibration conditions and predicts sound and vibration generated by the proposed Data Center. The study shall evaluate ultimate Campus buildout and, where phased construction is proposed, each identified phase, and shall demonstrate compliance with Section 5.18, Section 4.61.G, and all other applicable requirements of this Ordinance.

b. Noise and Vibration Sources. The study shall evaluate all significant sound- and vibration-generating equipment and activities, including generators, cooling towers, chillers, air-handling and HVAC equipment, pumps, fans, transformers, substations, switchgear, Battery Energy Storage Systems and associated inverters and cooling equipment, on-site loading and vehicle activity where material, and any other mechanical or electrical equipment associated with the facility.

c. Operating Scenarios. The study shall separately evaluate, at a minimum:

(1) Normal operation at peak design information-technology, electrical, and cooling load;

(2) The reasonably foreseeable worst-case simultaneous operation of equipment permitted by the facility's design and operating protocols;

(3) Routine maintenance and testing activities, including operation of the maximum number of generators or other equipment that may be tested simultaneously;

(4) Emergency operation during a utility power outage or other reasonably foreseeable emergency condition; and

(5) Ultimate buildout of the Data Center Campus and, where phased construction is proposed, each identified phase.

Emergency-operation scenarios shall be evaluated and shall demonstrate compliance with the applicable noise and vibration standards of this Ordinance under the reasonably foreseeable

worst-case emergency operating condition, including operation of the maximum number of generators reasonably expected to operate simultaneously.

d. Measurement and Analysis Requirements. The existing-conditions survey shall be of sufficient duration to characterize representative daytime and nighttime ambient sound conditions and shall include not less than seventy-two (72) hours of continuous sound level measurement, conducted in accordance with ANSI S12.9, at each location representative of potentially affected residences or Sensitive Receptors, as identified or approved by the Township or its independent acoustical consultant. Compliance shall be evaluated at every potentially affected lot line under Section 5.18.A and at every residentially zoned or residentially used property line subject to the additional standards of Section 4.61.G.

The study shall report, as applicable:

(1) Equivalent continuous sound levels (Leq), maximum sound levels (Lmax), and background sound levels, including L90, for the applicable daytime and nighttime periods;

(2) Overall A-weighted and C-weighted sound levels, expressed as dBA and dBC;

(3) Unweighted or Z-weighted one-third-octave-band sound-pressure levels at nominal center frequencies from 6.3 Hz through at least 200 Hz;

(4) Tonal, impulsive, intermittent, cyclical, fluctuating, and low-frequency sound characteristics;

(5) Ground-borne and structure-borne vibration; and

(6) Meteorological conditions and other factors affecting the validity or representativeness of the measurements.

The predictive analysis shall use manufacturer-provided maximum or guaranteed sound-emission data, including frequency-band sound-power data where available. The study shall identify all equipment quantities, locations, elevations, operating assumptions, barriers, enclosures, silencers, structures, topographic conditions, reflective surfaces, atmospheric assumptions, modeling inputs, and anticipated measurement or modeling uncertainty.

Predicted sound levels shall include an appropriate allowance for equipment-data and modeling uncertainty, as determined acceptable by the Township's independent acoustical consultant.

Measurements shall be made with a calibrated sound level meter using the A-weighting and C-weighting networks and having a Type 1 precision rating according to ANSI S1.4 or IEC 61672-1, with Class 1 octave-band or fractional-octave-band filters appropriate for the required frequency range. Instruments shall be field-calibrated immediately before and after each measurement period. Low-frequency sound and infrasound measurements shall be conducted in accordance with the applicable edition of ANSI/ASA S12.9, Part 7, or a successor standard accepted by the Township. Other measurement, instrumentation, and analysis practices shall conform to applicable ANSI, ASA, IEC, or successor standards and generally accepted professional acoustical practices.

The study shall calculate and evaluate the difference between concurrent C-weighted and A-weighted sound levels as a screening indicator for potential low-frequency sound conditions.

The C-weighted minus A-weighted difference shall not, by itself, constitute compliance or noncompliance but shall be evaluated together with the one-third-octave-band data, source characteristics, ambient conditions, and applicable numerical limits.

e. Evaluation Locations and Propagation Conditions. The study shall evaluate sound and vibration at all potentially affected property lines where the standards of this Ordinance apply and at representative Sensitive Receptors identified by the Township or its independent acoustical consultant.

The study shall account for equipment elevations, intervening buildings and barriers, topography, bodies of water, reflective surfaces, prevailing and downwind propagation conditions, and other site-specific conditions that may materially affect sound or vibration at an applicable property line or receptor. Compliance with the numerical standards of this Ordinance shall be demonstrated at each location to which those standards apply.

f. Post-Construction Verification. A post-construction sound and vibration study shall be conducted no later than sixty (60) days after each portion of the Campus becomes operational, and before issuance of a final Certificate of Occupancy for that portion. Testing shall include representative daytime and nighttime operating conditions and the highest reasonably achievable operating load and equipment configuration existing at the time of testing.

The post-construction study shall use the same sound metrics and substantially the same evaluation locations used in the approved predictive study, unless alternative locations are approved by the Township or its independent acoustical consultant. The study shall document actual equipment operation and facility load during each measurement period.

Where post-construction testing identifies noncompliance, corrective action and verification testing shall be completed in accordance with Section 4.61.I.5, and a final Certificate of Occupancy shall not be issued until compliance is demonstrated.

g. Consultant Qualifications and Independent Review. The Noise and Vibration Impact Study and all post-construction verification studies shall be prepared and certified by an INCE-USA Board Certified professional with demonstrated experience in predictive industrial noise analysis, environmental noise, low-frequency sound, and vibration, or by another individual with equivalent qualifications approved by the Township after consultation with its independent acoustical consultant. Employment by a National Council of Acoustical Consultants member firm may be considered evidence of firm qualifications but shall not replace the individual qualification requirement.

The Township shall retain an independent INCE Board Certified acoustical consultant to review the predictive and post-construction studies, methodologies, assumptions, equipment data, modeling, measurements, and conclusions. The cost of the independent review shall be borne by the applicant through an escrow account or other mechanism approved by the Township.

All studies shall contain sufficient documentation, data, calculations, electronic modeling files, equipment information, and measurement results to allow the Township's independent acoustical consultant to reproduce and verify the analysis and conclusions.

7. Backup Power and Fuel Storage Plan. A plan identifying the number, size, rating, fuel type, and location of generators; the type and volume of fuel storage; secondary containment; emergency shutoff procedures; air-emission controls; fire-suppression measures; and the intended operating modes of each generator, including emergency, maintenance, testing, demand-response, peak-shaving, or grid-support operation. The applicant shall document and provide all applicable air permits, operating permits, registrations, exemptions, and other approvals required by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or its successor agency.

8. Traffic, Delivery, and Construction Logistics Analysis. An analysis of anticipated construction and operational traffic, including employee and contractor vehicles, routine and fuel deliveries, emergency vehicles, oversized loads, primary and secondary haul routes, peak traffic periods, turning movements, sight distance, access management, construction duration, pedestrian and nonmotorized access required under Section 6.8, and measures to avoid or mitigate impacts on residential streets, public safety, and roadway operations.

9. Security and Emergency Response Plan (SERP). A plan prepared in coordination with the White Lake Township Fire Department and other applicable emergency-service providers addressing emergency access, controlled access points, site hazards, Battery Energy Storage Systems, fuel storage, fire protection, emergency shutoff procedures, emergency contacts, incident notification, and response protocols. Security lighting and fencing shall also be described.

10. Decommissioning Plan. A plan describing procedures and schedules for facility shutdown, removal of Data Center-specific equipment and infrastructure, site restoration, and estimated decommissioning costs.

11. Community Impact Statement. A Community Impact Statement as outlined in Section 6.6 shall be required with all Data Center Special Land Use and site plan applications, including amended site plans.

12. Independent Technical Review. During application review, the Planning Commission may require independent review of any application material, study, plan, report, analysis, or technical documentation submitted under this Section. Following approval, the Zoning Administrator or other Township official responsible for administering this Ordinance may require independent review of monitoring data, compliance information, or other technical documentation where reasonably necessary to verify compliance with the approved Special Land Use. The cost of such review shall be borne by the applicant or operator through an escrow account or other mechanism approved by the Township.

D. SITE AND DESIGN STANDARDS

1. Residential Separation. Data Centers shall comply with the standards of the underlying zoning district and all other applicable provisions of this Ordinance. No Data Center principal structure, cooling infrastructure, generator, Battery Energy Storage System, electrical substation, switching station, fuel-storage area, or other associated mechanical or utility equipment shall be located within five hundred (500) feet of a residentially zoned property or

property used for residential purposes. The separation shall be measured as the shortest horizontal distance between the applicable structure or equipment and the residential property line.

The applicant shall demonstrate through the required Noise and Vibration Impact Study and other applicable studies that all standards of this Ordinance will be met. The Planning Commission may require a greater separation where necessary to address site-specific impacts and satisfy the standards for Special Land Use approval.

2. Screening and Landscaping. An enhanced landscape buffer meeting Section 5.19 shall be provided between the Data Center and any residentially zoned property, residential use, public park, school, or other Sensitive Receptor. Mechanical equipment, generators, fuel-storage facilities, Battery Energy Storage Systems, transformers, substations, cooling towers, and similar equipment shall be screened from public view and adjacent properties. The Planning Commission may require berms, walls, increased planting density, preservation of existing vegetation, or other measures necessary to achieve effective year-round screening.

3. Architectural Design. Buildings shall incorporate architectural articulation, material or color variation, building offsets, landscaping, or other design techniques where necessary to reduce the visual impact of large uninterrupted wall planes and overall structural massing, particularly along elevations visible from a public right-of-way, residential property, or Sensitive Receptor. Architectural elevations and renderings shall be submitted for review. Buildings, equipment screens, sound barriers, and accessory structures shall be designed as a coordinated and durable architectural composition. The Planning Commission may waive some or all architectural-design requirements where the applicable building elevation will not be readily visible, during any season, from a public right-of-way or from surrounding property not owned by the applicant.

4. Parking. One (1) parking space shall be provided per employee on the peak shift, plus not more than twenty (20) spaces for visitors, contractors, and corporate vehicles unless additional spaces are demonstrated to be necessary. The Planning Commission may require land-banked parking where future demand is reasonably anticipated. Land-banked areas shall be maintained as approved open space or landscaping until constructed.

5. Lighting. All outdoor lighting shall comply with Section 5.18.G, including the illumination limits that apply where a site abuts residentially zoned property or property that is residential in use.

E. ELECTRICAL, ENERGY STORAGE, BACKUP POWER, AND FUEL

1. Electrical Infrastructure. Electrical substations, switching stations, transformers, switchgear, transmission facilities, above or below ground electrical transmission line pathways, and related utility infrastructure may be approved as accessory facilities. The applicant shall identify anticipated electrical demand, substation capacity, utility interconnections, and infrastructure necessary to support the portion of the Campus proposed for construction and ultimate buildout. Such facilities shall be included in the required Noise and Vibration Impact Study and shall comply with all screening, setback, and site-design requirements.

2. Battery Energy Storage Systems. Battery Energy Storage Systems shall comply with the applicable building and fire codes, NFPA 855 as adopted or otherwise required by the applicable

enforcing authority, and all other applicable laws and regulations. Emergency response procedures for Battery Energy Storage Systems shall be incorporated into the approved SERP.

3. Fuel Storage. Fuel storage shall comply with all applicable local, state, and federal requirements and may be subject to additional setbacks, screening, fire protection, leak detection, and secondary-containment requirements imposed through Special Land Use or Site Plan approval.

4. Energy Usage. Data Centers shall be designed and operated in compliance with all applicable energy code requirements, including the following, as applicable:

i. The Michigan Energy Code in effect at the time of permit issuance;

ii. Any requirements of ASHRAE Standard 90.4 incorporated into an applicable Michigan code or otherwise expressly adopted by the Township; or

iii. Michigan-specific data center energy code requirements adopted by rule or statute, as applicable.

F. WATER USE AND RESOURCE PROTECTION

1. Cooling Systems and Water Conservation. Data Centers shall utilize closed-loop or air-cooled cooling systems designed to minimize consumptive water use and consumptive groundwater demand. An alternative cooling technology may be approved by the Planning Commission only where the applicant demonstrates, through competent technical evidence, that the proposed system will result in consumptive water use and groundwater demand equal to or less than a closed-loop system of similar cooling capacity and will not create greater impacts on groundwater resources, private wells, surface waters, wastewater capacity, or surrounding properties. Where groundwater is proposed as a cooling-water source, the applicant shall demonstrate that the proposed cooling system minimizes consumptive groundwater demand to the greatest extent reasonably practicable. Where municipal water supply is proposed for Data Center operations, the Planning Commission may require conservation or reuse measures and may condition the timing or sequencing of Campus development based on documented available system capacity and applicable utility-provider requirements.

The operator shall install and maintain metering sufficient to document water withdrawals, purchases, consumption, discharge, and reuse, as applicable. Required annual water-use reporting shall be included in the annual report under Section 4.61.I.1.

2. Groundwater Impact Assessment. Where groundwater is proposed as a primary or supplemental water source, the applicant shall submit a Groundwater Impact Assessment prepared by a qualified hydrologist, hydrogeologist, or professional engineer. The assessment shall evaluate ultimate Campus buildout and, where phased construction is proposed, each identified phase; identify the aquifer or water-bearing unit proposed to supply the development; identify, to the extent reasonably ascertainable, public, private, municipal, commercial, industrial, and other high-capacity wells drawing from the same or potentially hydraulically connected aquifer within the anticipated area of influence; consider available historical groundwater-level, pumping, well-log, and aquifer-test information; distinguish

natural or seasonal water-level variation from anticipated project-related drawdown; and evaluate potential cumulative effects of the proposed water demand together with existing and reasonably ascertainable permitted or registered withdrawals. The assessment shall address potential impacts on aquifers, public and private wells, lakes, streams, wetlands, springs, vernal ponds, canals, groundwater-dependent ecosystems, and other potentially affected resources.

3. Baseline Groundwater, Surface-Water, and Well Assessment. Before commencement of groundwater withdrawals, the applicant shall establish baseline conditions for potentially affected groundwater elevations, groundwater quality, representative private wells, public wells where applicable, lakes, streams, wetlands, vernal ponds, springs, canals, and other groundwater-connected surface waters. The baseline program shall incorporate available historical information where relevant and shall be of sufficient scope and duration, as determined through review of the Groundwater Impact Assessment, to characterize natural and seasonal variation reasonably necessary to evaluate future operational impacts. Baseline information from private wells shall be obtained from a representative sample drawing from the same or potentially hydraulically connected aquifer system to the extent access is granted by participating property owners.

4. Water Withdrawal and Well Approvals. The applicant shall obtain all water-withdrawal registrations, permits, site-specific reviews, alternative analyses, well-construction permits, and water-supply approvals required by EGLE, the Oakland County Health Division, or another agency with jurisdiction. Where a new or increased large-quantity withdrawal is proposed, the applicant shall provide the Township with the applicable Water Withdrawal Assessment Tool registration receipt, EGLE site-specific review, approved alternative analysis, water-withdrawal permit, or other documentation authorizing the withdrawal. Township review under this Section does not constitute authorization of the withdrawal itself.

5. Groundwater Monitoring Program. Annual monitoring shall be conducted by an independent qualified hydrogeologist or other qualified professional selected or approved by the Township, at the expense of the Data Center operator. Monitoring shall evaluate groundwater elevations, water demand and withdrawal volumes, groundwater quality, and well performance in accordance with an approved monitoring plan for the purpose of documenting conditions represented in the approved Groundwater Impact Assessment and verifying continuing compliance with approved land-use conditions and applicable agency authorizations. Monitoring reports shall be submitted to the Township. The Zoning Administrator may require additional monitoring of wells, lakes, streams, wetlands, ponds, springs, canals, or other groundwater-dependent resources where monitoring results, complaints, or observed conditions indicate a potential impact, provided that the additional monitoring is reasonably related to verifying compliance with the approved plan and conditions.

6. Groundwater Contingency and Mitigation Plan. The applicant shall submit a contingency plan identifying investigation, notification, and corrective measures upon the occurrence of any of the following triggers: (a) groundwater drawdown at a monitoring well exceeds the drawdown predicted in the approved Groundwater Impact Assessment by more than the range of natural water-level fluctuation documented at that well during the baseline assessment required under Section 4.61.F.3. The applicable range for each monitoring well shall be

calculated in the approved monitoring plan and reviewed by a qualified hydrogeologist selected by the Township under Section 4.61.C.12, at the applicant's expense; (b) actual water demand or groundwater withdrawals materially exceed the levels analyzed in the approved Groundwater Impact Assessment or other approved application materials, requiring review of the change under Section 4.61.K.6, or violate an applicable agency authorization; (c) a private or public well within the area of influence identified in the approved assessment fails or is materially impaired in yield or quality and competent technical evidence reasonably attributes the impairment to the Data Center's groundwater use or operation, rather than equipment failure, natural conditions, or another unrelated cause; or (d) a required permit or registration is violated. Where trigger (c) occurs, the operator shall provide an immediate temporary potable water supply to the affected property within twenty-four (24) hours of notice, pay for the well assessment, and restore the normal water supply or provide a permanent alternative potable supply of equal quality, at the operator's expense. Potential measures may include water conservation, cooling-system modifications, reduction in consumptive water demand, alternative water supplies, connection to a public water system with available capacity, well replacement or remediation where legally authorized, or other site or operational mitigation measures. The Zoning Administrator may require implementation of mitigation measures already contained in an approved contingency plan where the stated trigger has occurred. A new or materially different mitigation requirement shall be imposed by the Planning Commission in accordance with Section 6.11.E.

7. Jurisdictional Boundary. Nothing in this Section shall be construed as Township authorization, denial, limitation, or regulation of the volume of a large-quantity withdrawal governed by Part 327 of the Natural Resources and Environmental Protection Act. The requirements of this Section regulate the siting, design, operation, land-use impacts, monitoring, and continuing compliance of a Data Center and do not replace any registration, permit, review, or authorization required by EGLE, the Oakland County Health Division, or another agency having jurisdiction.

G. NOISE AND VIBRATION STANDARDS

1. Maximum Sound Levels. Data Centers and all associated equipment and operations shall comply with the maximum allowable noise levels of Section 5.18.A at every applicable lot line. Where this Section establishes a more restrictive standard, the more restrictive standard shall apply. Data Centers shall also comply with the noise provisions of the Township Code of Ordinances.

In addition, noise generated by the Data Center shall not exceed sixty-five (65) dBC Leq between the hours of 7:00 a.m. and 9:00 p.m., or fifty-five (55) dBC Leq between the hours of 9:00 p.m. and 7:00 a.m., when measured or calculated at any residentially zoned or residentially used property line or at the property line of any Sensitive Receptor. At the property line of any Sensitive Receptor, noise generated by the Data Center shall also comply with the dBA limits of Section 5.18.A that apply where the adjoining district is AG or single-family residential.

Compliance with the applicable dBA and dBC limits shall be determined using the one-hour equivalent continuous sound level (Leq-1hr). Sound generated during an operating event shall

not be averaged together with periods when the applicable source is not operating for purposes of demonstrating compliance.

Correction for tonal sounds. Where sound from the Data Center contains a Tone, the applicable dBA limits of Section 5.18.A and dBC limits of this Section shall each be reduced by five (5) dB.

Correction for impulsive or impact-type sounds. Where sound from the Data Center contains Impulsive Sound, the applicable dBA limits of Section 5.18.A shall be reduced by five (5) dB.

Ambient sound level adjustment. In locations where the one-hour L90 background sound level due to roadway traffic, aircraft, or trains exceeds the applicable limits of Section 5.18.A or this Section, the lowest one-hour L90 value measured during the applicable daytime or nighttime period shall establish the applicable limit. A comprehensive sound study shall be conducted to establish a change in limit, consisting of continuous sound level measurements for a minimum of seventy-two (72) hours at properties where noise impact is expected to be the greatest, conducted in accordance with ANSI S12.9. The adjusted limit shall not exceed the applicable limit by more than five (5) dB and shall not apply to the extent the measured background level is attributable to the Data Center or any source under the applicant's control.

Measurement conditions. Sound level meters shall be equipped with wind screens, and readings shall be taken only when the wind velocity at the time and place of measurement is not more than ten (10) miles per hour. Sound level measurements shall be taken between four (4) feet and six (6) feet above ground level and at least four (4) feet from the nearest wall or other sound-reflective surface.

The Zoning Administrator may require continuous monitoring for twenty-four (24) hours or a longer period where reasonably necessary to evaluate a complaint, possible noncompliance, or a condition identified in an approved study. Data collected through continuous monitoring shall be evaluated separately for the applicable daytime and nighttime periods and required averaging intervals. The cost of such monitoring shall be at the expense of the Data Center operator.

Where existing ambient sound materially interferes with direct measurement of the Data Center's contribution, the facility-generated contribution shall be determined through source-on and source-off measurements, frequency analysis, operational data, acoustical modeling, or another recognized method accepted by the Township's independent acoustical consultant.

2. Sound Barriers. A rooftop-mounted sound barrier shall not exceed fifteen (15) feet in height above the surrounding roof surface and shall not be included in the maximum height measurement of the principal structure. A ground-mounted sound barrier shall not exceed twenty-five (25) feet in height above grade.

Sound barriers shall be architecturally compatible with the principal building and constructed of durable, weather-resistant, and corrosion-resistant materials. Standard concrete block, poured-concrete, or precast-concrete walls shall not be used unless approved by the Planning Commission, which may require architectural facing, articulation, landscaping, or other design modifications.

3. Equipment Design, Operation, and Vibration. All mechanical and electrical equipment shall be designed, selected, located, installed, operated, and maintained in accordance with the approved Noise and Vibration Impact Study and all approved mitigation measures to minimize tonal sound, low-frequency sound, impulsive sound, structure-borne sound, and vibration.

All Data Center operations and equipment shall comply with the vibration standards of Section 5.18.B at every applicable lot line. Where a conflict exists between this Section and Section 5.18, the more restrictive standard shall apply.

(a) No Data Center operation or equipment shall cause or create vibration, whether from a continuous, recurrent, or intermittent source, that is perceptible without the aid of instruments by a normal person at or beyond the property boundary of the source, when measured at, or projected to, any residentially zoned or residentially used property or Sensitive Receptor. Vibration shall be deemed to exceed this standard when it produces a combined-axis human response vibration level with a weighting factor greater than 1.0, as determined in accordance with ANSI S2.71.

(b) Generators must be equipped with vibration isolation and mitigation systems.

(c) Vibration shall be measured at representative residentially zoned or residentially used property lines and Sensitive Receptors as part of the post-construction study under Section 4.61.C.6.f. The Zoning Administrator may require continuous vibration monitoring under Section 4.61.I.5 where reasonably necessary to evaluate a complaint or possible noncompliance.

4. Backup Generator Operation. Routine testing and scheduled maintenance of backup generators shall be limited to the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding Legal Holidays. Testing and maintenance shall be limited to the minimum duration and number of generator units reasonably necessary to complete the applicable procedure as stated in the Special Land Use application and site plan. Simultaneous testing of multiple generators shall not exceed the number evaluated and approved through the Noise and Vibration Impact Study and as indicated in the approved Special Land Use and site plan.

Routine generator testing and scheduled maintenance shall comply with the applicable noise limits of Section 5.18.A and this Section and shall not qualify for the temporary or infrequent landscaping, construction, or property-maintenance exemption contained in Section 5.18.A.

Testing outside the permitted hours may occur only when specifically required by a governmental agency, utility provider, manufacturer, or applicable regulation. The operator shall provide advance notice to the Zoning Administrator where reasonably practicable, and testing shall be limited to the duration and number of units required.

Backup generators operating during an actual utility power outage or other emergency requiring backup electrical power shall remain subject to the applicable numerical noise and vibration standards of this Ordinance. The applicant shall demonstrate through the required Noise and Vibration Impact Study that the facility will comply with those standards under the reasonably foreseeable worst-case emergency operating condition, including operation of the maximum number of generators reasonably expected to operate simultaneously. All approved mufflers,

enclosures, barriers, vibration-control systems, and other noise-control measures shall remain installed and operational during emergency use.

Planned load management, peak shaving, demand-response participation, elective grid-support operation, and other nonemergency use of backup generators shall be treated as normal operations and shall comply with all applicable noise and vibration standards and approved operating conditions.

5. Construction Noise. Construction activity on the site, including equipment operation, material deliveries, and loading and unloading, shall comply with the construction hours and noise standards of this Ordinance and the Township Code of Ordinances. The Noise and Vibration Impact Study shall include a construction-noise management plan identifying the principal construction equipment, construction sequencing, any proposed phasing, hours of operation, and noise-mitigation measures. The exemption in Section 5.18.A for temporary and infrequent construction noise does not apply to construction of a Data Center. Emergency work necessary to protect life, health, safety, or property is excepted.

H. INFRASTRUCTURE, CONSTRUCTION TRAFFIC, AND ROADWAY MITIGATION

1. Infrastructure Improvements. The Planning Commission may require utility upgrades, road improvements, infrastructure improvements, financial guarantees, development agreements, and conditions governing the timing or sequencing of Campus development tied to available utility capacity. The applicant shall be responsible for the cost of on-site and off-site utility and infrastructure improvements required to serve or mitigate the impacts of the proposed development, to the extent authorized by law.

2. Construction Traffic and Roadway Impact Assessment. The applicant shall identify primary and secondary haul routes, construction traffic volumes, oversized-load movements, anticipated construction duration, and measures to manage roadway, traffic, dust, noise, and safety impacts.

3. Pre-Construction Roadway Condition Assessment. A roadway condition assessment shall be completed within ninety (90) days before the commencement of construction and shall document existing roadway conditions through engineering evaluations, photographs, video, or other methods acceptable to the Township Engineer and applicable road authority.

4. Post-Construction Roadway Condition Assessment. A post-construction roadway condition assessment shall be completed within ninety (90) days following substantial completion of the construction covered by an approved site plan or an identified construction phase.

5. Roadway Restoration. Where roadway deterioration, damage, or accelerated wear is attributable to Data Center construction activities, the applicant shall repair, restore, or replace affected roadway improvements as determined necessary by the Road Commission for Oakland County, Township Engineer, or other applicable road authority.

6. Financial Guarantee. The Planning Commission may require a bond, escrow, letter of credit, or other financial guarantee to ensure completion of roadway restoration obligations.

I. ANNUAL REPORTING AND OPERATIONAL COMPLIANCE

1. Annual Report. The owner or operator shall submit an annual report to the Township no later than March 1 of each year covering the preceding calendar year and identifying:

(a) Annual water purchases, withdrawals, consumption, discharge, and reuse, as applicable;

(b) Groundwater withdrawal volumes and monitoring results;

(c) Average and peak electrical demand;

(d) Major infrastructure modifications and material changes to sound- or vibration-generating equipment or operating characteristics*;

(e) Compliance with approved mitigation measures, monitoring programs, and conditions of approval;

(f) Noise or vibration complaints received and the investigation, response, and corrective measures associated with each complaint;

(g) Any violation or enforcement action issued by a governmental agency during the preceding year; and

(h) Current emergency contact information.

* Such modifications to infrastructure and/or mechanical equipment may require prior administrative or Planning Commission review under Sections 4.61.I.4 and 4.61.K.6.

2. Operational Compliance Escrow. Before issuance of a Certificate of Occupancy for a Data Center, the owner or operator shall establish and continuously maintain a cash operational-compliance escrow account with the Township. The escrow shall be used solely to reimburse the Township for actual and reasonable Township employee costs and third-party professional costs incurred in administering and enforcing the approved Special Land Use and this Section.

Eligible costs may include Township employee and professional services necessary to investigate a credible complaint or other reasonable evidence of potential noncompliance; review monitoring data, corrective-action plans, or proposed mitigation; conduct or review sound, vibration, groundwater, surface-water, utility, traffic, fire-safety, Battery Energy Storage System, or other technical evaluations; verify compliance following corrective measures; and obtain legal or technical assistance directly related to an investigation or compliance review.

The initial escrow deposit shall be not less than one hundred thousand dollars ($100,000). The Planning Commission may require a greater amount, not ordinarily exceeding two hundred fifty thousand dollars ($250,000), where justified by the size, phasing, equipment, operating characteristics, water use, surrounding land uses, or other technical complexity of the Data Center Campus. Any amount exceeding the minimum shall be based on the estimated cost of reasonably foreseeable professional review and compliance activities.

The Township may withdraw funds from the escrow to pay eligible costs without first establishing a final violation, provided that the expenditure is based on a credible complaint, monitoring result, observed condition, or other reasonable evidence warranting professional

investigation or review. The Township shall provide the owner or operator with an itemized accounting of amounts withdrawn and the professional services for which the funds were used.

The owner or operator shall restore the escrow to its required amount within sixty (60) days after written notice of an expenditure. If the remaining balance is less than twenty-five thousand dollars ($25,000), or if additional immediate professional services are reasonably anticipated, the Zoning Administrator may require restoration of the escrow within ten (10) business days.

Failure to establish, maintain, or timely replenish the required escrow shall constitute a violation of this Ordinance. Until the required balance is restored, the Township may suspend its review or issuance of permits, approvals for additional Campus development, administrative modifications, or other discretionary approvals associated with the Data Center Campus, except where review or action is necessary to address an emergency, existing violation, or threat to public health or safety. Failure to maintain the escrow is also subject to the remedies of Section 4.61.I.6.

The required escrow amount shall be reviewed before approval of each additional site plan for Campus development and at least once every five (5) years thereafter. The Planning Commission may increase or reduce the required balance based on the facility's operating history, changes in campus development or equipment, consultant cost estimates, unresolved complaints, or demonstrated compliance. Any unused balance shall be returned after permanent cessation and decommissioning of the Data Center Campus, payment of all outstanding Township costs, and resolution of all pending compliance matters.

3. Periodic Audits. The Zoning Administrator may require periodic third-party audits of acoustical compliance, utility usage, approved mitigation measures, and other operational requirements where reasonably necessary to verify continuing compliance. An audit shall be conducted by a qualified independent consultant selected by the Township, at the operator's expense.

4. Equipment Modifications. Before operating a material modification, expansion, replacement, or reconfiguration of generators, cooling systems, rooftop mechanical equipment, transformers, substations, Battery Energy Storage System cooling equipment, or other significant sound- or vibration-generating equipment, the operator shall notify the Zoning Administrator and provide sufficient equipment and acoustical information to determine whether the modification may increase sound or vibration at an applicable lot line or Sensitive Receptor.

Where a potential increase is identified, the Zoning Administrator may require updated acoustical modeling, certification, field testing, mitigation already required by the approval, or independent technical review before the modified equipment is placed into operation. An in-kind replacement may be administratively accepted without an updated acoustical study where the operator documents that the replacement equipment has sound-power levels, frequency characteristics, vibration characteristics, location, elevation, operating conditions, and hours of operation equal to or less impactful than the approved equipment. A Material Amendment or Significant Deviation shall be reviewed by the Planning Commission under Section 4.61.K.6.

5. Complaint Investigation and Corrective Action. Upon receipt of a credible noise or vibration complaint, or upon other evidence of potential noncompliance, the Zoning Administrator may require investigation, short-term testing, continuous monitoring, source-on and source-off testing, or another acoustical evaluation reasonably necessary to determine compliance. Testing and analysis shall be performed or independently reviewed by a qualified acoustical consultant selected by the Township, at the operator's expense.

Monitoring may be conducted at applicable lot lines and Sensitive Receptors. With the consent of the property owner or occupant, supplemental indoor measurements may be conducted where necessary to investigate a low-frequency sound or vibration complaint. Indoor measurements shall be used as diagnostic information unless an applicable approval condition or ordinance standard expressly establishes an indoor compliance limit.

If noncompliance is identified, the operator shall submit and implement a corrective-action plan within the time established by the Zoning Administrator. Corrective measures may include equipment repair or replacement, operational changes, silencers, barriers, enclosures, vibration isolation, limits on simultaneous equipment operation, or other measures necessary to achieve compliance with the Ordinance and approved Special Land Use. Additional verification testing shall be required after implementation of corrective measures.

6. Enforcement. In addition to the remedies provided in this Section, the Township may initiate legal proceedings to obtain compliance with this Section, the approved Special Land Use, and any conditions of approval. The remedies provided in this Section are cumulative and shall not limit any other remedy available to the Township under this Ordinance or applicable law.

The Planning Commission may revoke the Special Land Use approval for failure to continuously comply with this Section, the approved Special Land Use, or any condition of approval, including failure to obtain or maintain a permit, registration, or approval required by EGLE, the Oakland County Health Division, or another agency with jurisdiction. Before revoking an approval, the Planning Commission shall hold a public hearing to afford the owner and operator an opportunity to defend against the proposed revocation. Notice of the hearing shall be given as required for a Special Land Use, and written notice of the hearing and the reasons for it shall be furnished to the owner and operator not less than eight (8) days before the hearing.

J. DECOMMISSIONING

1. Financial Guarantee. Before issuance of the first building permit for a Data Center Campus, the applicant shall post a financial guarantee in a form acceptable to the Township equal to one hundred twenty-five percent (125%) of the estimated decommissioning cost for all portions of the Campus authorized for construction at that time. Before issuance of a building permit for any additional Campus development not included in the then-current estimate, the estimate and guarantee shall be updated to include that development. The estimate shall be prepared by a qualified professional selected by the Township at the applicant's expense, shall not deduct anticipated salvage value unless expressly approved by the Township, and shall include removal, disposal, transportation, restoration, professional services, and reasonable contingency costs.

The cost estimate and financial guarantee shall be reviewed and updated at least once every five (5) years and adjusted for inflation and changes in facility configuration or decommissioning cost.

2. Trigger and Completion. Decommissioning shall be required for any individual Data Center building, approved phase, or other discrete operational portion of a Data Center Campus identified in the approved Concept Master Development Plan that has been discontinued for a continuous period of at least twelve (12) months, consistent with the discontinuance period for nonconforming uses in Section 7.25. Where one or more other buildings, phases, or portions of the Campus remain in active operation, only the inactive or abandoned building, phase, or portion shall be subject to the decommissioning obligation. All remaining portions shall continue to be operated and maintained in accordance with the approved Concept Master Development Plan, site plan, conditions of approval, and all applicable requirements of this Ordinance. Required decommissioning activities shall be completed within twelve (12) months after the obligation arises unless the Planning Commission grants an extension based on circumstances beyond the operator's reasonable control and approves a binding schedule for completion.

3. Restoration. Restoration shall include removal of Data Center-specific equipment, including servers, generators, fuel-storage facilities, Battery Energy Storage Systems, and associated infrastructure, and restoration of the site in accordance with the approved Decommissioning Plan. Buildings may remain for future permitted uses unless removal is required by the approved plan or due to safety, environmental, nuisance, or property-maintenance conditions.

K. APPROVAL, CONDITIONS, AMENDMENTS, AND CONTINUING COMPLIANCE

1. Planning Commission Decision. The Planning Commission may approve, approve with conditions, or deny a Data Center Special Land Use in accordance with Sections 6.10 and 6.11. The decision shall include findings and conclusions addressing the general Special Land Use standards, the standards of this Section, and all other applicable requirements of this Ordinance. Approval under this Section does not relieve the applicant, owner, or operator from obtaining and maintaining all permits, registrations, licenses, and approvals required by another governmental agency or enforcing authority. The applicant bears the burden of demonstrating compliance with the applicable standards. The Planning Commission shall approve, or approve with conditions, a Data Center Special Land Use where it finds, based on competent evidence in the record, that the applicable standards are or will be met, and shall deny the Special Land Use only upon findings identifying each standard that is not met.

2. Incorporated Approval Materials. All approved site plans, Concept Master Development Plans, studies, reports, monitoring programs, mitigation measures, financial guarantees, development agreements, and other application materials relied upon by the Planning Commission shall be incorporated into and become part of the Special Land Use approval.

3. Conditions of Approval. The Planning Commission may impose conditions in accordance with Section 6.11.E. Conditions may address phasing, infrastructure capacity, traffic and roadway mitigation, water use, natural-resource protection, emergency response, noise and vibration mitigation, monitoring, financial guarantees, and other matters reasonably necessary to satisfy the standards of this Ordinance.

4. Continuing Compliance. The applicant, owner, and operator shall comply with all approved plans, studies, reports, monitoring programs, mitigation measures, financial guarantees, conditions of approval, and all permits, registrations, and approvals required by EGLE, the Oakland County Health Division, or another agency with jurisdiction, throughout the life of the use. Failure to obtain or maintain a required agency approval shall constitute a violation of the Special Land Use.

5. Administrative Review and Enforcement. Administrative review, monitoring, testing, and enforcement conducted by the Zoning Administrator or another Township official under this Section shall be limited to determining and securing compliance with this Ordinance and the approved Special Land Use. An administrative determination shall not amend or waive an approved plan, mitigation measure, or condition of approval.

6. Changes and Amendments. A proposed change shall be evaluated in relation to the approved Concept Master Development Plan, site plan, studies, operating characteristics, mitigation measures, and conditions of approval. The applicant shall identify the proposed change, explain why it is requested or necessary, and describe how its impacts differ from those previously represented and reviewed.

The Zoning Administrator may administratively accept an in-kind replacement or other minor change that is demonstrably equal to or less impactful than the approved condition and does not alter a condition of approval. A Material Amendment or Significant Deviation from an approved plan, equipment configuration, phasing program, operating characteristic, mitigation measure, or condition of approval shall require review under Sections 6.8 and 6.11, as applicable, with the Planning Commission deciding any Special Land Use amendment and the Township Board approving any site plan amendment.

7. Transfer of Ownership or Operational Control. The owner or operator shall provide the Township with written notice not less than sixty (60) days before a proposed transfer of ownership or operational control of a Data Center. Prior to the transfer, the proposed transferee shall provide: (a) a written assumption of all obligations, commitments, approved plans, monitoring programs, mitigation measures, reporting requirements, and conditions applicable to the approved Special Land Use and site plan; (b) replacement or continuation of all required financial guarantees and the operational-compliance escrow in a form acceptable to the Township; (c) updated emergency contact information and an updated Security and Emergency Response Plan (SERP), where necessary; and (d) other documentation reasonably necessary for the Zoning Administrator to verify continuity of compliance with the approved Special Land Use. A transfer of ownership or operational control shall not extinguish, modify, or otherwise affect the approved Special Land Use, site plan, Concept Master Development Plan, conditions of approval, financial guarantees, monitoring requirements, or other continuing obligations applicable to the property or use. The Zoning Administrator may administratively verify compliance with this subsection. Planning Commission review shall not be required solely because of a transfer of ownership or operational control. Any proposed change constituting a Material Amendment or Significant Deviation shall be reviewed in accordance with Section 4.61.K.6. The prior owner or operator shall remain responsible for its applicable obligations until

the Township has received the transferee's written assumption of obligations and any required replacement financial guarantees or escrow.

Closing Provisions and Certification

REMAINDER OF ORDINANCE

Except as expressly amended by this Ordinance Amendment, the balance of the Charter Township of White Lake Zoning Ordinance, as amended, shall remain unchanged and in full force and effect.

SAVINGS CLAUSE

This Ordinance Amendment does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired, or any liability, penalty, forfeiture, or punishment pending or incurred prior to the effective date of this Ordinance Amendment.

SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or portion of this Ordinance Amendment be declared unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance Amendment, which shall continue in full force and effect.

PUBLIC HEARING AND ADOPTION

A public hearing on this Ordinance Amendment was held before the Planning Commission of the Charter Township of White Lake at a regular meeting held on December 3, 2026. Following receipt of the Planning Commission's recommendation, this Ordinance Amendment was adopted by the Township Board of the Charter Township of White Lake at a meeting duly called and held on the [day] day of [month] [year] and ordered to be published as prescribed by law.

EFFECTIVE DATE

This Ordinance Amendment shall become effective seven (7) days after publication as prescribed by law.

STATE OF MICHIGAN)

) ss.

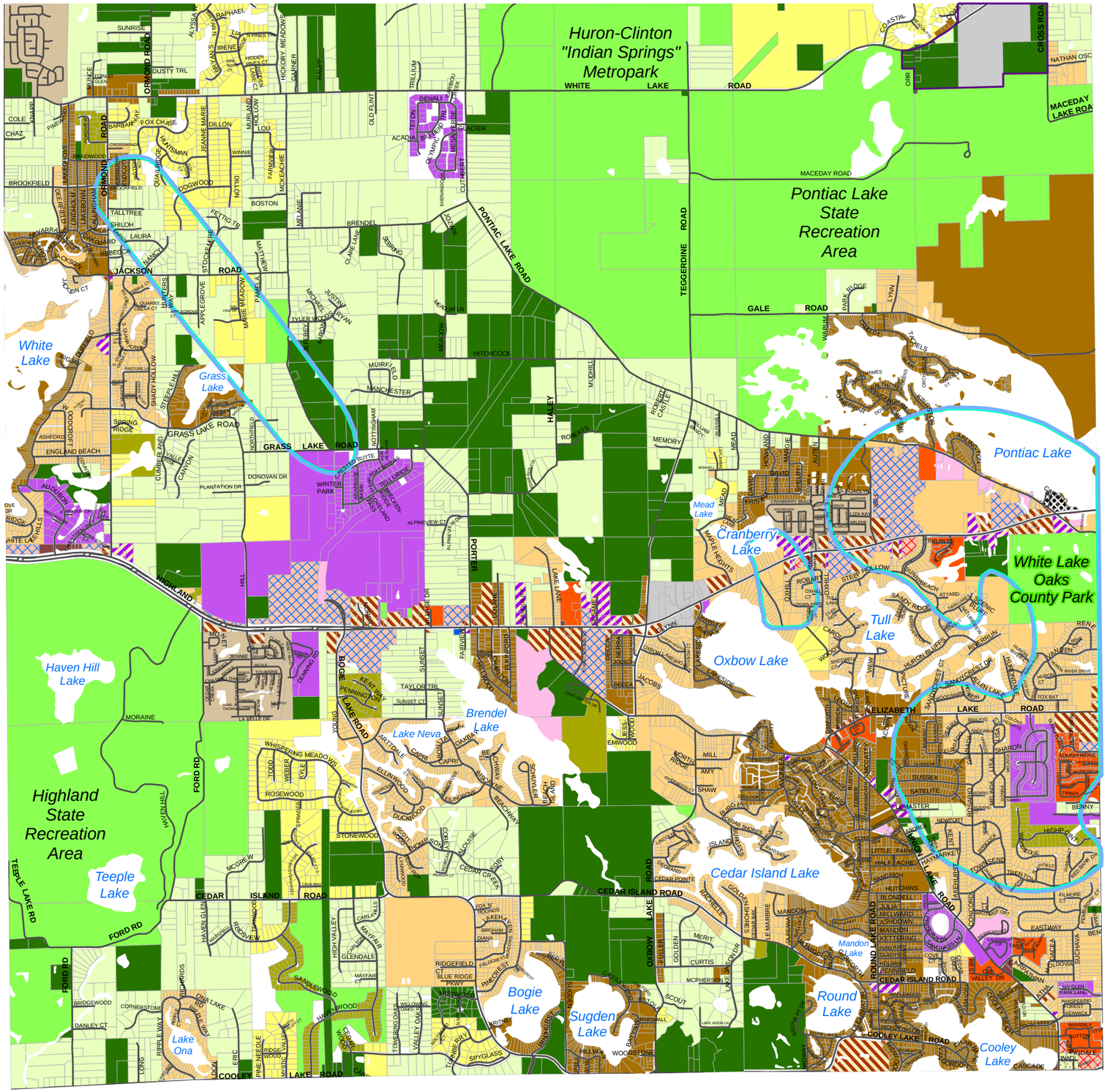
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of White Lake, Oakland County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of an Ordinance Amendment adopted by the Township Board of the Charter Township of White Lake at a regular meeting duly called and held on the [day] day of [month] [year].

_____

Anthony L. Noble, Clerk

Charter Township of White Lake



- WELLHEAD PROTECTION AREAS

ZONING 2025

- AG AGRICULTURAL
- SF SUBURBAN FARM
- R1-A SINGLE FAMILY RESIDENTIAL
- R1-B SINGLE FAMILY RESIDENTIAL
- R1-C SINGLE FAMILY RESIDENTIAL
- R1-D SINGLE FAMILY RESIDENTIAL
- RM-1 ATTACHED SINGLE FAMILY RESIDENTIAL
- RM-2 MULTIPLE FAMILY RESIDENTIAL
- LB LOCAL BUSINESS
- GB GENERAL BUSINESS
- RB RESTRICTED BUSINESS
- PB PLANNED BUSINESS
- MHP MOBILE HOME PARK
- NB-O NEIGHBORHOOD OFFICE
- ROS RECREATION & OPEN SPACE
- LM LIGHT MANUFACTURING
- PD PLANNED DEVELOPMENT
- ROP RESEARCH OFFICE PARK
- PG PONTIAC GATEWAY
- NMU NEIGHBORHOOD MIXED USE
- TC TOWN CENTER
- DC DATA CENTER OVERLAY DISTRICT

Zoning Map

White Lake Township

Oakland County, Michigan

White Lake Township Planning Commission

Originally Adopted: April 15, 2003
Effective: June 6, 2003

Proposed Amended Zoning Ordinance, 26-003

± Not to Scale

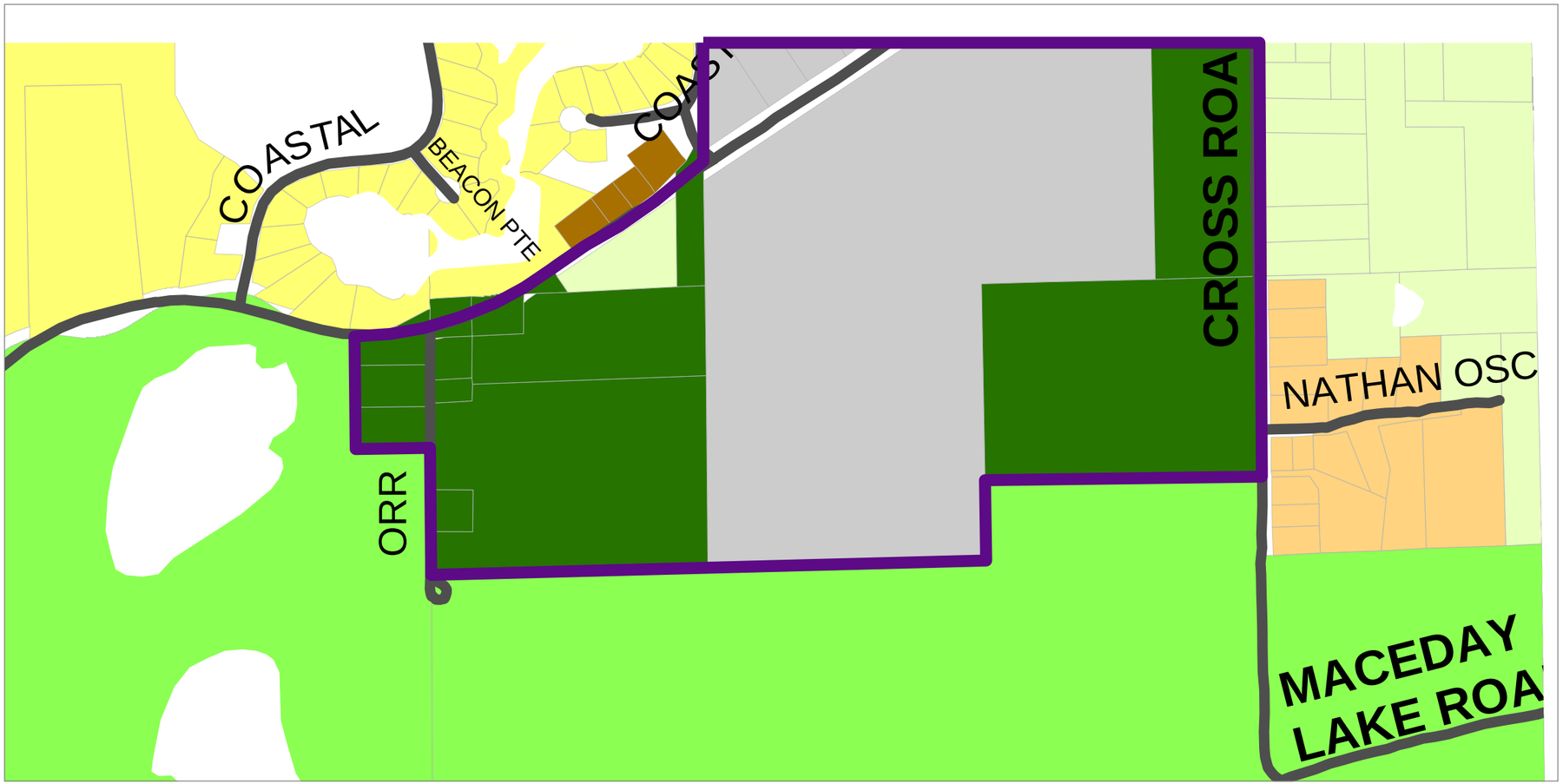
Base Map Source: Oakland County GIS

Document Path: X:\Shared\Office\Wat\GIS\Kyle\WLT Street Index and Zoning Map Updates\Zoning Map Updates.aprx

DC Overlay Detail Map

White Lake Township | Oakland County, Michigan

Proposed Amended Zoning Ordinance, 26-003



ZONING 2025

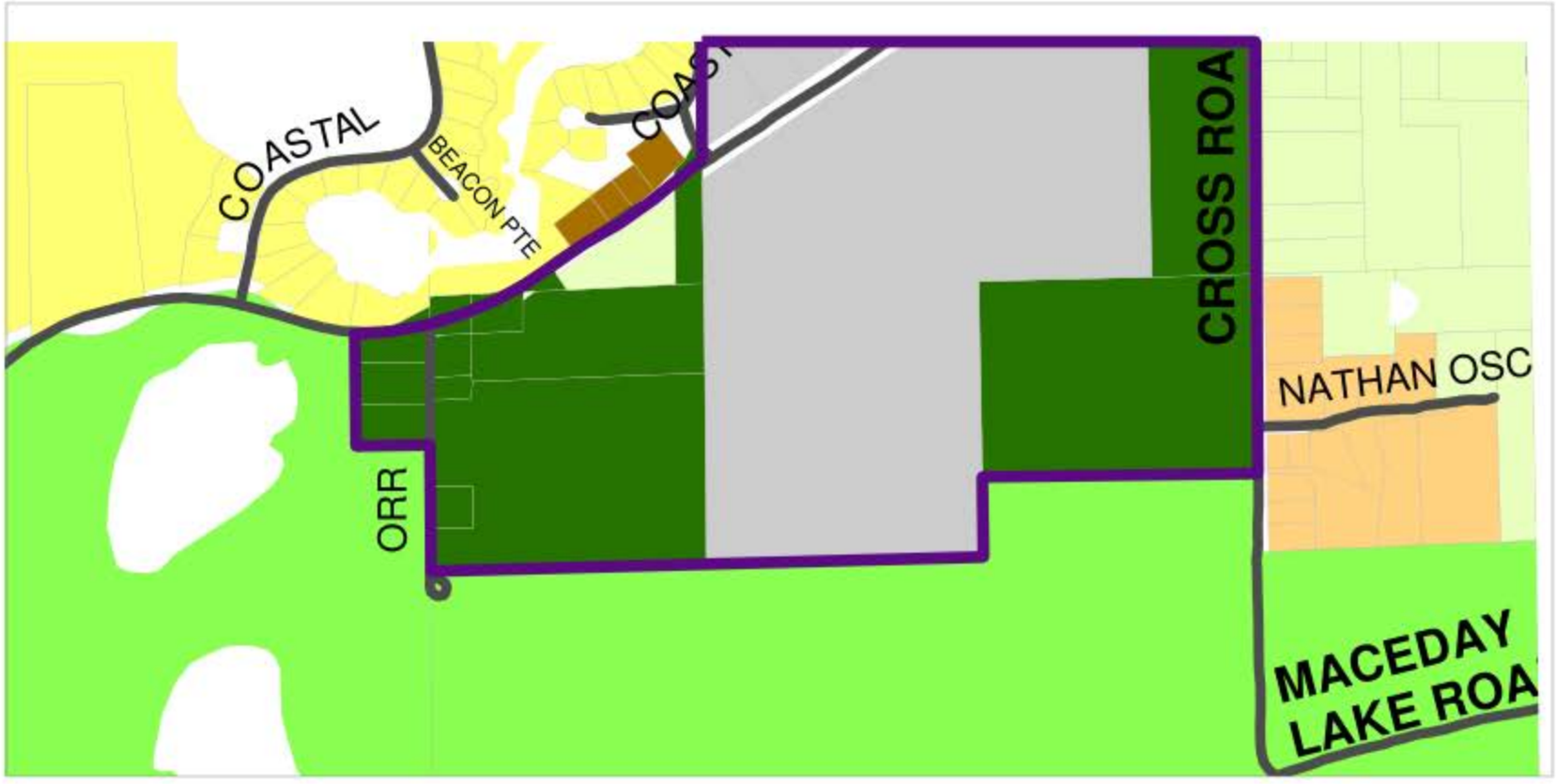
- AG Agricultural
- SF Suburban Farm
- R1-A Single Family Residential
- R1-C Single Family Residential
- R1-D Single Family Residential
- LM Light Manufacturing
- ROS Recreation & Open Space
- DC Data Center Overlay District

Purple outline indicates overlay district; underlying zoning remains unchanged.

Base map: Oakland County GIS / White Lake Township zoning map, May 23, 2025.
Draft boundary traced from supplied markup. Not to scale.

DC Overlay Detail Map

White Lake Township | Oakland County, Michigan



Purple outline indicates overlay district; underlying zoning remains unchanged.

Base map: Oakland County GIS / White Lake Township zoning map, May 23, 2025.
Draft boundary traced from supplied markup. Not to scale.

WHITE LAKE TOWNSHIP

2025 CIVIC CENTER DRIVE, WHITE LAKE, MI 48386 TOWNSHIP HALL

2027 PUBLIC MEETING DATES

PLANNING COMMISSION, ZBA, AND PARKS REC MEETINGS START AT 6:30 P.M.
CORRIDOR IMPROVEMENT AUTHORITY MEETINGS START AT 5:00 P.M.

JANUARY		JULY	
CORRIDOR IMPROVEMENT AUTHORITY	1/7/2027	NO CIA MTG	
PLANNING COMMISSION (1ST MTG)	1/7/2027	NO 1ST PLANNING COMMISSION MTG	
PARKS AND RECREATION	1/13/2027	PARKS AND RECREATION	7/14/2027
PLANNING COMMISSION (2ND MTG)	1/21/2027	PLANNING COMMISSION (2ND MTG)	7/15/2027
ZONING BOARD OF APPEALS	1/28/2027	ZONING BOARD OF APPEALS	7/22/2027
FEBRUARY		**AUGUST**	
CORRIDOR IMPROVEMENT AUTHORITY	2/4/2027	CORRIDOR IMPROVEMENT AUTHORITY	8/5/2027
PLANNING COMMISSION (1ST MTG)	2/4/2027	PLANNING COMMISSION (1ST MTG)	8/5/2027
PARKS AND RECREATION	2/10/2027	PARKS AND RECREATION	8/11/2027
PLANNING COMMISSION (2ND MTG)	2/18/2027	PLANNING COMMISSION (2ND MTG)	8/19/2027
ZONING BOARD OF APPEALS	2/25/2027	ZONING BOARD OF APPEALS	8/26/2027
MARCH		**SEPTEMBER**	
CORRIDOR IMPROVEMENT AUTHORITY	3/4/2027	CORRIDOR IMPROVEMENT AUTHORITY	9/2/2027
PLANNING COMMISSION (1ST MTG)	3/4/2027	PLANNING COMMISSION (1ST MTG)	9/2/2027
PARKS AND RECREATION	3/10/2027	PARKS AND RECREATION	9/8/2027
ZONING BOARD OF APPEALS	3/11/2027	PLANNING COMMISSION (2ND MTG)	9/16/2027
PLANNING COMMISSION (2ND MTG)	3/18/2027	ZONING BOARD OF APPEALS	9/23/2027
APRIL		**OCTOBER**	
CORRIDOR IMPROVEMENT AUTHORITY	4/1/2027	CORRIDOR IMPROVEMENT AUTHORITY	10/7/2027
PLANNING COMMISSION (1ST MTG)	4/1/2027	PLANNING COMMISSION (1ST MTG)	10/7/2027
PARKS AND RECREATION	4/8/2027	PARKS AND RECREATION	10/13/2027
PLANNING COMMISSION (2ND MTG)	4/16/2026	PLANNING COMMISSION (2ND MTG)	10/21/2027
ZONING BOARD OF APPEALS	4/23/2026	ZONING BOARD OF APPEALS	10/28/2027
MAY		**NOVEMBER**	
CORRIDOR IMPROVEMENT AUTHORITY	5/6/2027	NO ZONING BOARD OF APPEALS MTG	HOLIDAY
PLANNING COMMISSION (1ST MTG)	5/6/2027	CORRIDOR IMPROVEMENT AUTHORITY	11/4/2027
PARKS AND RECREATION	5/12/2027	PLANNING COMMISSION (1ST MTG)	11/4/2027
PLANNING COMMISSION (2ND MTG)	5/20/2027	PARKS AND RECREATION	11/10/2027
ZONING BOARD OF APPEALS	5/27/2027	PLANNING COMMISSION (2ND MTG)	11/18/2027
JUNE		**DECEMBER**	
CORRIDOR IMPROVEMENT AUTHORITY	6/3/2027	CORRIDOR IMPROVEMENT AUTHORITY	12/2/2027
PLANNING COMMISSION (1ST MTG)	6/3/2027	PLANNING COMMISSION (1ST MTG)	12/2/2027
PARKS AND RECREATION	6/9/2027	PARKS AND RECREATION	12/8/2027
PLANNING COMMISSION (2ND MTG)	6/17/2027	ZONING BOARD OF APPEALS	12/9/2027
ZONING BOARD OF APPEALS	6/24/2027	PLANNING COMMISSION (2ND MTG)	12/16/2027

MEETING DATES & TIMES ARE SUBJECT TO CHANGE

For more information, contact 248-698-3300 or visit www.whitelaketwp.com