



Conway Township Planning Commission

Monday, December 8, 2025 | 7:00pm

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, Michigan 48836

1. **CALL TO ORDER / PLEDGE**
2. **ROLL CALL**
3. **CALL TO THE PUBLIC**
4. **APPROVAL OF PLANNING COMMISSION MEETING December 8, 2025 AGENDA**
5. **APPROVAL OF THE November 10, 2025 MEETING MINUTES**
6. **COMMUNICATIONS**
 - a. Zoning Administrator's Report
 - b. Livingston County Planning Commission Update/Report
 - c. Update from the last board meeting
7. **OLD BUSINESS**
 - a. Essential Services Ordinance – Redline Version form ITC - Discuss
 - b. Master plan – Update
 - c.
8. **NEW BUSINESS**
 - a. Schedule of Meetings - 2026
 - b. Data Center and Bitcoin Mining Center Regulatory Ordinance – From Foster Swift
 - c.
9. **PLANNING COMMISSION MEMBER DISCUSSION**
10. **2nd CALL TO THE PUBLIC**
11. **ADJOURNMENT**

Any person may speak for up to 3 minutes during the public comment period.

Next Meeting will be Monday, January 12, 2026



Conway Township Planning Commission Meeting Minutes
Monday, November 10th, 2025 | 7:00pm EST
Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: Lucas Curd- Chair, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss- Vice Chair, Kelly Ralko, Kayla Poissant- Secretary Zoning Administrator: Russ Cesarz Livingston County Planning Commissioner: Dennis Bowdoin Township Planner- Liz Hart- McKenna Township Attorney- Michael Homier, Keith Brown (Both ABSENT)	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as amended for November 10th, 2025. Motion by K. Poissant. Support K. Ralko. Motion Approved.	Motion Approved
Approval of Oct 2025 Minutes	Motion to accept meeting minutes from October 13th, 2025. Motion by S. Weiss. Support by S. Morrison. Motion Approved.	Motion Approved
Call to the Public	K. Parker- She states that she is reading and hearing about the Elm Street project, and rezoning Hayner Rd as industrial. She is very concerned as this is a residential and agriculturally based areas. She wants the area to remain residential/agricultural, and not commercial or industrial. She is concerned about businesses not following permit standards, and is hearing a lot of excuses not explanations or push for compliance. She states that Hayner Rd is not a good idea for industrial or commercial	None
Communications	a. Zoning Administrator Report: R. Cesarz stated that there were a couple of sheds, and a couple of reroofs. He presented the PC with a ZA Report.	None

	<p>He stated that the way the current Cargo Ordinance reads and how the Accessory Building Ordinance reads, it allows for a cargo container to be placed on a piece of empty property, and he is concerned. G. Pushies asked if the applicants must request a permit first, to which R. Cesarz stated yes, and that he has to deny it. He stated that residents do it anyway, and it is becoming more frequent. K. Poissant asked if this would be under enforcement, to which he replied yes. Discussion continued. M. Stock asked what ordinance the residents were using, and he replied that residents are using the Accessory Building ordinance, and R. Cesarz tells them they need a permit. Discussion continued regarding ordinances on the website, which the Cargo Container ordinance is not on the website, and it has been asked to be updated. R. Cesarz also brought up ADU's, in relationship to tiny homes, which is not on the website either. It was discussed that R. Cesarz has a copy of the ordinance, and can email the ordinance to those residents who inquire about it.</p> <p>b. Board Ex-Officio Report:</p> <p>G. Pushies stated that the minutes were sent, and G. Pushies asked R. Cesarz if he spoke with the Clerk about the ordinances that he didn't have access to. R. Cesarz replied yes, that he spoke with the Supervisor and the Clerk, and that the Clerk printed off the ordinance with footnotes, and the Supervisor gave him the ordinance without footnotes, which is supposed to be the correct ordinance. M. Brown, Supervisor, stated that the correct ordinance was given to the Clerk and the ZA, and that the ordinances have been sent to be incorporated into the updated ordinance document- that should be ready and uploaded to the website ASAP.</p> <p>c. Livingston County Planning Commission Report:</p> <p>D. Bowdoin stated that the LCPC approved Iosco Township's text amendments regarding signs, approved Brighton Township's text amendments on residential pets, and denied Conway's conditional rezoning for Elm Street mostly due to not in the Master Plan, and denied Howell Township's conditional rezoning due to Master Plan and the buffer zone. He stated that they will be reviewing the data center application next week for Howell Township.</p>	<p>None</p> <p>None</p>
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<p>Public Hearing on Ordinance to Amend the Zoning Ordinance to Add Airport Camping as an Accessory Use to Airports</p>	<p>Motion to Open the Public Hearing on Ordinance to Amend the Zoning Ordinance to Add Airport Camping as an Accessory Use to Airports at 7:31pm. Motion by K. Ralko. Support by S. Weiss. Motion Approved.</p> <p>S. Smith (Robb Rd)- He stated that as a neighbor to the airport, he does not like it as it is busy and is annoying with the coming and going of planes. He stated that when the airport was first put in, it was going to just be a grass field for local plans, and now it has grown and is very busy. He is concerned about how low the planes fly over his property, and that the helicopters hover over his fields. He brought up an accident regarding a drone crash at his neighbor's house, and although he reported it to the FAA, he never heard back. He said that the noise from the planes is bothersome, and he would not like to expand it.</p> <p>K. Parker- She stated that the planes are like lawn mowers in the sky, and that the planes go around and around early in the morning which does impact her sleep and enjoyability. She is happy that there are skill sets being worked on, but is concerned about the enforcement, and the overall guidance of the Master Plan. She stated that it can be regulated in regards to the hours of operation, and the mutual respect for those around the airport.</p> <p>R. Cesarz stated that the ordinance amendment is just about whether camping will be allowed at the airport, nothing else.</p> <p>S. Smith- He stated that the airport doesn't pay property taxes, except on the buildings.</p> <p>D. Bowdoin- He stated that if the PC recommends approval, he will step down from the vote at the LCPC as it would be a conflict of interest. He stated that the no tax piece is because it is public use. He noticed a few things on the drafts, and brought them up to the PC.</p> <p>K. Parker- She stated that she wanted to reiterate the operation hours, and would like to see some regulation about it.</p> <p>S. Porter- She stated that she is concerned about the 3-night aspect listed in the ordinance, and that it should be reviewed.</p>	<p>Motion Approved</p>
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	Motion to close the Public Hearing at 7:54pm. Motion by K. Ralko. Support by G. Pushies. Motion Approved.	
Old Business	<p>a. PC Discussion on Public Hearing- Airport Camping</p> <p>K. Poissant stated that from previous in-depth discussions, she remembers that the camping is going specifically under airports and not industrial to limit the usage to only the airport. She stated that the 3-day limit came from the owner himself bringing it up, but did agree that the PC should consider it being allowed for longer events. L. Hart stated that the ordinance does cover the longer events as it is written now. Enforcement of the ordinance was discussed. L. Hart brought up that one of the current ordinances, Section 1.05- Uses in Districts, states that currently even if the FAA allows camping at airports, the ordinance would prevent it. R. Cesarz stated that the issue with enforcement at this time is that a complaint, written, must be submitted in order to enforce the ordinances. Discussion continued.</p> <p>Motion to recommend approval of the Ordinance to Amend the Zoning Ordinance to Add Airport Camping as an Accessory Use to Airports as amended. Motion by G. Pushies. Supported by S. Weiss. Roll call vote.</p> <p>S. Weiss- Yes S. Morrison- Yes K. Poissant- Yes L. Curd- Yes K. Ralko- Yes M. Stock- No G. Pushies- No</p> <p>Motion Approved.</p> <p>b. Essential Services Ordinance – Progressing, still getting worked on.</p> <p>L. Curd stated that it is still being worked on by the attorney, and will be submitted soon.</p> <p>c. Elm Street – Denied by LCPC, moving to Conway Board of Trustees</p>	<p>None</p> <p>Motion Approved</p>

	<p>L. Curd stated that the LCPC denied recommending the conditional rezoning. K. Poissant stated that after sending the original application, the second email with additional conditions were not received by the LCPC. She stated regardless, L. Curd showed up and read a letter to the LCPC regarding their concerns. K. Poissant stated that moving forward, she is going to call the LCPC after sending email in order to confirm receipt of all materials to make sure this doesn't happen again.</p> <p>M. Stock stated that there was more to the denial than the Master Plan. Conditional Rezoning was discussed in-depth, and the discussion continued. K. Poissant read the MCL statute 125.3405 regarding Conditional Rezoning. Discussion continued.</p>	
New Business	<p>a. Master Plan Discussion – Future Land Use Map</p> <p>L. Hart stated that the purple circle on Hayner Rd is supposed to be on Sherwood Rd, which is what K. Parker was discussing at 1st Call to the Public. L. Hart handed out the current maps and descriptions in the Master Plan, and went through her recommendations for the new maps. The PC reviewed the recommendations, and made some adjustments to the proposed maps. The alternative energy overlays will be added to the map. The commercial nodes on Sober Rd, the eastern circle of Mohrle Rd and Fowlerville Rd, at Fowlerville Rd and Hayner Rd, and Hayner Rd and Owosso Rd were removed. L. Hart stated that she really focused on land preservation. It was discussed that the draft of the Master Plan and the action plan would be presented at the December PC meeting, and then open the public hearing in January.</p> <p>b. Data/Crypto Centers- Discussion</p> <p>M. Stock brought up that the PC should start looking into an ordinance regarding Data/Crypto Centers within the Township. It was agreed to contact the attorney to look into a potential ordinance.</p>	<p>None</p> <p>None</p>
Commission Discussion	<p>S. Weiss brought up from the last Master Plan it has testing for VOCs, and that it has not been done in well over ten years. VOC- volatile organic compounds.</p>	None

Last Call to the Public	<p>S. Porter- She stated that she appreciated the commercial language, and suggested adding light pollution. She also mentioned potentially having the attorney review the Master Plan to check for compliance.</p> <p>S. Smith- He stated that he wouldn't recommend having the industrial zoning down Sherwood Rd, but would rather see it down Fowlerville Rd as it is a paved road.</p>	None
Adjournment	Motion to adjourn at 9:22pm. Motion by G. Pushies. Support by K. Ralko. Motion Approved.	Motion Approved

Respectfully Submitted:

Kayla Poissant,
PC Secretary

Approved:

Lucas Curd,
PC Chair

[REDACTED]

ORDINANCE NO.

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE TO REGULATE ESSENTIAL SERVICES**

Section 1. Amendment of Section ~~6.12~~16.19 of the Zoning Ordinance: Essential Services.

Section ~~6.12~~16.19 of the Zoning Ordinance, entitled “Essential Services.” is amended in its entirety to read as follows:

Section 6.12—Essential Services:

A. General Regulations.

1. Essential services shall include the erection, construction, alteration or maintenance by public utilities, independent electric transmission companies, municipal departments, or other governmental agencies of underground or overhead gas, electrical, communication, steam, or water transmission or distribution systems or collection, supply or disposal systems, including electric power stations, relay stations, switching stations, gas regulator stations, pumping stations, poles, wires, mains, drains, sewers, pipes, conduits, cables, towers, fire alarm boxes, police or other call boxes, traffic signals, hydrants and other similar facilities, equipment and accessories in connection therewith reasonably necessary for furnishing adequate service by such utilities or agencies, or for the public health or safety or general welfare; but not including offices and buildings (other than control buildings as part of an electrical substation) or yards used for bulk storage, fabrication, or manufacture of materials used by such utilities or municipal departments or other governmental agencies.
- ~~2. No such building constructed as a part of an essential service shall be used for human occupancy.~~
- ~~2.~~ 3. All essential services must conform to the provisions of this Ordinance and all county, state, and federal regulations and safety requirements, ~~including applicable building codes.~~
- ~~3.~~ 4. If an applicant, owner, or operator of an essential service fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke any approvals after giving the applicant notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township’s actual attorney fees and costs.

- ~~4. 5.~~ The surface of land used for pipeline rights-of-way and underground equipment or structures shall be restored and maintained as near as possible to its original conditions prior to the construction of the pipeline.
- ~~6. Essential services in all districts shall meet the requirements of the [redacted] District for all buildings, structures, and areas used for offices, power generators, power transformers, electric substations and electric switching stations, storage, fabrication or manufacture of materials necessary to the provision of essential services.~~
- ~~5. 7.~~ Electrical Substations and Electrical Switching Stations must also comply with the requirements of Section ~~9.12(50)~~. ~~If a conflict exists between the requirements of the [redacted] District and Section 9.12(50), the more restrictive regulation controls.~~ 13.28.

Section 2. Addition of New ~~Subsection (50)~~ to Section ~~9.12~~ of 13.28 to the Zoning Ordinance.

New ~~Subsection (50)~~ Section 13.28 is added to ~~Section 9.12~~ of the Zoning Ordinance, and reads in its entirety as follows:

~~50~~Sec. 13.28. Electrical Substations and Electrical Switching Stations:-.

Electrical substations and electrical switching stations require ~~Special Land Use approval and~~ Site Plan ~~Review~~ approval in accordance with Article ~~X~~ 20. Electrical substations and electrical switching stations are also subject to the following requirements.

~~A. Special Land Use Permit A.~~ Application Requirements. In addition to the requirements of Article ~~IX~~ 20, the applicant for an electrical substation or electrical switching station must provide the Township with all of the following:

1. The name of the applicant, any parent company, subsidiary of the parent company, an any entity “doing business as” of the parent company.
2. Application fee in an amount set by resolution or fee schedule approved by the Township Board.
- ~~3. The Applicant shall deposit funds in an escrow fund with the Township. The escrow is used to cover all costs and expenses associated with the special land use and site plan review and/or approval process, which costs can include, but are not limited to, review fees of the Township Attorney, Township Planner, and Township Engineer, as well as any reports or studies which the Township anticipates will be required during the review and/or approval process for the application. The Township Board may from time to time by resolution set the initial escrow amount. At any point during the review process, the Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the determination of the Township, to cover any remaining costs or expenses with the review~~

~~and/or approval process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within 14 days after receiving notice, the Township will cease the zoning review and/or approval process until and unless the applicant makes the required escrow deposit. Any escrow amounts in excess of actual cost will be returned to the applicant. An itemized billing of all expenses will be provided to the applicant upon request.~~

- ~~3. 4-A list of all parcel numbers that will be used by the electrical substation or electrical switching station including applicable attachments, establishing ownership of each parcel, with memoranda of all lease agreements, easements, or purchase agreements for the subject parcels. All agreements related to the use of the subject parcels must be recorded with the Ioseo County Register of Deeds.~~
- ~~4. Applicants may submit an optional conceptual layout plan for review prior to submission of a formal site plan. The conceptual site plan may be reviewed by the Planning Commission to allow for discussion and feedback.~~
- ~~5. An operations agreement setting forth the operations parameters, the name and contact information of the certified operator, the applicant's inspection protocol, emergency procedures, and general safety documentation.~~
- ~~6. A written emergency response plan detailing the applicant's plan for responding to emergencies, including fire emergencies, and analyzing whether adequate resources exist to respond to fires and other emergencies. If adequate resources do not exist, the applicant must identify its plan for providing those resources.~~
- ~~7. A written description of the fire suppression system that will be installed, which must identify the manufacturer of the fire suppression system and generally describe its operations and capacity to extinguish fires.~~
- ~~8. Current ground and aerial photographs of the property, including both a physical and electronic copy of the photographs.~~
- ~~9. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management.~~
- ~~10. A transportation plan for construction and operation phases, including any applicable agreements with the Ioseo County Road Commission and Michigan Department of Transportation.~~
- ~~11. An attestation that the applicant will indemnify and hold the Township, its elected and appointed officials, employees, volunteers, and agents harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the electrical substation or electrical switching station. The Township shall be named as an additional insured for such indemnity.~~
- ~~12. A ground cover vegetation establishment and management plan that complies with this ordinance.~~
- ~~13. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL 324.36501 et.~~

seq.); and any other applicable laws and rules in force at the time the application is considered by the Township.

~~14. A groundwater analysis of all parcels in the participating property.~~

~~5. 15. Any additional information or documentation reasonably requested by the Planning Commission, Township Board, or other Township representative.~~

~~B. Site Plan Application Requirements.~~

~~1. Contents of Site Plan. In addition to the requirements in Article X, the applicant must provide a boundary survey by a surveyor licensed in the State of Michigan of the project and a detailed site plan draft to a scale of 1" = 200 feet with the following:~~

- ~~a. Location of all existing and proposed structures, equipment, electrical tie lines, transmission lines, transformers, inverters, substations, security fencing, and all other components of the electrical substation or electrical switching station within the participating property and all dwellings and/or structures within 1000 feet of the property lines of the participating property.~~
- ~~b. Depiction (to scale) of all setbacks, property lines, fences, signs, greenbelts, screening, drain tiles, easements, flood plains, bodies of water, proposed access drives, and road rights of way.~~
- ~~c. Plan for any land clearing and grading required for the installation and operation of the electrical substation or electrical switching station.~~
- ~~d. Plan for ground cover establishment and management.~~
- ~~e. Description of measures to be taken to support the flow of rainwater and/or stormwater management.~~
- ~~f. Security plan detailing measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance, or repair of the electrical substation or electrical switching station.~~
- ~~g. A maintenance plan, including landscaping upkeep, regular checks, and maintenance for the equipment, and decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the electrical substation or electrical switching station is decommissioned. The maintenance plan must include a plan for maintaining all setback areas.~~
- ~~h. Anticipated construction schedule including timeline to completion and scope of work.~~
- ~~i. Sound modeling study including sound isolines extending from the sound sources to the property lines.~~
- ~~j. Any additional studies requested by the Planning Commission, including but not limited to the following:~~
 - ~~i. Visual Impact Assessment: A technical analysis by a third-party qualified professional acceptable to the Township of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscaping and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project.~~

~~ii. Environmental Analysis.~~

- ~~(a) The applicant shall have a third party qualified professional, acceptable to the Township, conduct an analysis to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis.~~
- ~~(b) The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. The applicant shall comply with applicable parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to Part 31 Water Resources Protection (MCL 324.3101 et seq.), Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.), Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.), Part 303 Wetlands (MCL 324.30301 et seq.), Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.), Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.), and Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).~~
- ~~(c) Wildlife Impact: A wildlife impact study, including an analysis of the impact on the properties within one mile of the project.~~

~~k-B.~~ Electrical substations or electrical switching stations are not permitted on property enrolled in the Farmland and Open Space Preservation Act, being in PA 116, of 1974, now codified in Part 361 of the Natural Resources and Environmental Protection Act, PA 451 of 1974, as amended. However, a Site Plan may be approved for such property, conditioned upon relinquishment of the PA116 agreement by the Michigan Department of Agriculture and Rural Development.

~~l. Conceptual Layout Plan. Applicants may submit an optional conceptual layout plan for review prior to submission of a formal site plan. The conceptual site plan may be reviewed by the Planning Commission to allow for discussion and feedback.~~

l. m. ~~Approvals from Other Agencies. Final site plan approval may be granted~~ Building permits may only be issued after the applicant receives (1) all required federal and state approvals, and (2) approval by the local fire chief, county drain commissioner, county road commission, local airport zoning authority (if applicable), county building department, and any other federal, state or local agency having jurisdiction or authority to grant permits related to the electrical substation or electrical switching station.

~~n. Application Items as Substantive Requirements. The information, plans, documents, and other items identified as application requirements in this~~

~~ordinance, including the site plan and special land use permit, are substantive requirements for obtaining approval for an electrical substation or electrical switching station. The Planning Commission will review the sufficiency of the application materials. If the Planning Commission determines that the substance of any application item is insufficient to protect the public health, safety, and welfare, the Planning Commission may deny approval on that basis.~~

~~C.C.~~ C.C. *System and Location Requirements.*

1. Electrical substations or electrical switching stations are ~~only permitted within the~~ in any district.
2. Electrical substations and electrical switching stations must be set back at least ~~250~~ 50 feet from the ~~nearest property line of any non-participating property at the time of application. In addition, if a non-participating dwelling is within 500 feet of said setback, the setback must be increased to maintain 500 feet from said dwelling. If a single electrical substation or electrical switching station is located on more than one lot, or if the adjacent parcel is owned by the same owner as the property on which the electrical substation or electrical switching station is located, then the lot line setbacks of this subsection do not apply to the lot lines shared by those lots. All property in the setback areas, if not farmed, shall be maintained as defined in a maintenance setback plan acceptable to the Township.~~
3. Electrical substations and electrical switching stations must be set back at least 100 feet from the edge of any wetland, shoreline, or drain easement. ~~The Planning Commission may increase this setback requirement up to 200 feet if the Planning Commission determines that such a setback is necessary to protect the public health, safety, and welfare.~~
4. Height requirements of the district shall not be applicable to electrical substations or electrical switching stations.
- ~~4. The height of the electrical substation or electrical switching station and any accessory structures, and related equipment must not exceed [redacted] feet. Lightning rods shall not exceed [redacted] feet in height and shall not be any greater than necessary to protect the electrical substation or electrical switching station from lightning.~~
- ~~5. Permits. All required county, state, and federal permits must be obtained before final site plan approval and before the electrical substation or electrical switching station begins operating.~~
5. 6-Screening. Greenbelt screening, compatible with electric substation facilities, is required around any electrical substation or electrical switching station ~~and around any equipment associated with the same to obscure, to the greatest extent possible, the electrical substation or electrical switching station from any adjacent residences, as described below:~~ to the extent possible. The Township may consider a waiver of this requirement or an alternative buffer.
 - a. ~~The screening shall be installed to obscure the electrical substation or~~

~~electrical switching station and shall contain two rows of staggered evergreen trees planted not more than twelve (12) feet apart trunk to trunk, and the two rows shall be no greater than ten (10) ft apart. The Township may consider an alternative landscape buffer as a part of the special land use approval, provided the alternative provides adequate screening.~~

- ~~b. Plantings shall be least eight (8) feet tall at time of planting and shall reach a height of ten (10) feet within three (3) growing seasons.~~
- ~~c. The trees may be trimmed but must maintain a height of at least eighteen (18) feet.~~
- ~~d. Evergreen trees shall be Norway Spruce or such alternative approved by the Township.~~
- ~~e. Good husbandry techniques shall be followed with respect to vegetation, including but not limited to, proper pruning, proper fertilizing, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted in a manner consistent with this Section at the next appropriate planting time.~~
- ~~f. Front, side, and rear yard screening is required if the electrical substation or electrical switching station is adjacent to a non participating property.~~

~~7. Appearance. The exterior surface of an electrical substation or electrical switching station must be generally neutral in color and substantially non reflective of light.~~

6. ~~8.~~ *Agricultural Preservation and Habitat Impact.* Land clearing and clear cutting trees and other vegetation shall be limited to what is minimally necessary for installation and operation of the electrical substation or electrical switching station given the topography of the land. Topsoil distributed during preparation shall be retained on site. In addition, access drives shall be designed to minimize extent of soil disturbance, water run-off, and soil compaction.

~~9.~~ *Lighting.* Lighting of the electrical substation or electrical switching station must be down facing and is limited to the minimum light necessary for safe operation.

~~Lighting shall not be more than [redacted] feet taller than the maximum height of any component of the structure(s) and in no case shall lighting be taller than [redacted] feet.~~

Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the electrical substation or electrical switching station, except as otherwise mandated by law.

7. ~~10.~~ *Signage.* Signage is not permitted except as required in this subsection and for purposes of posting information that may be necessary for electrical operations and the safety and welfare of the public. An information sign shall be posted and maintained at the entrance(s) listing the name, address, and phone number of the operator.

~~11.~~ *Security Fencing.* Security fencing is required around all electrical equipment

related to the electrical substation or electrical switching station. Appropriate warning signs must be posted at safe intervals at the entrance and around the perimeter of the electrical substation or electrical switching station. Required fencing must be at least seven feet tall and ~~be composed of wood post and woven farm wire fencing. The Township may allow or require a fence design to allow for the passage of wildlife upon a finding that adequate access control and visual screening will be preserved.~~ compliant with NERC and FERC regulations.

~~In addition to the above limitations, an evergreen tree berm, with trees spaced not more than 12 feet apart, may be required to reduce noise levels surrounding all electrical substation or electrical switching station. The berm must be no more than 10 feet from the outermost sound-producing components, must be at least as tall as sound-producing components, but not more than three feet taller than the height of the tallest sound-producing component.~~

~~12. *Drain Tile Inspections.* The applicant or operator must inspect all drain tile at least once every three years by means of robotic camera, with the first inspection occurring before construction of any part of the electrical substation or electrical switching station occurs. The applicant or operator must submit proof of the inspection to the Township and Ioseo County Drain Commission. Any damaged or inoperable tile shall be repaired prior to construction. After the electrical substation or electrical switching station is operational, the owner or operator must repair any damage or failure of the drain tile within 30 days after discovery and submit proof of the repair to the Township. The Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection. Documentation of repairs shall be submitted to the property owner, the Township, and the Ioseo County Drain Commission and must indicate the location, nature, and satisfactory completion of the repairs.~~

~~13. *Groundwater Analysis.* The operator of the electrical substation or electrical switching station must provide a groundwater analysis for the property(ies) annually.~~

8. ~~14. *Access Routes.*~~ Access drives are subject to the approval of the ~~Ioseo~~ Livingston County Road Commission and the Township Planning Commission. Access drives must be adequately maintained for emergency vehicle use, even in winter.

9. ~~15. *Repair of Damage*~~ Construction. Construction or maintenance of the electrical substation or electrical switching station may only occur between 7:00 a.m. and 6:00 p.m. Monday through Friday, excluding federal holidays. In the event of an emergency, the foregoing day and time limitations shall not apply. Any material damages to a public road located within the Township resulting from the construction, maintenance, or operation of a electrical substation or electrical switching station shall be repaired at the applicant's expense.

~~16. *Insurance.* The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$10 million per occurrence. All insurance policies shall name the Township as an additional insured and shall include the indemnity provisions of [REDACTED].~~

~~17. *Extraordinary Events.* If the electrical substation or electrical switching station~~

~~experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.~~

D. ~~18.~~ *Transferability.* A ~~special use permit~~ site plan approval for an electrical substation or electrical switching station is transferable to a new owner or operator. The new owner or operator must register its name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.

~~19. *Lease.* If the participating property is proposed to be leased, instead of owned, by the owner or applicant of the electrical substation or electrical switching station, all subject parcels must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the uses. All necessary leases, easements, or other agreements between the electrical substation or electrical switching station owners or applicant and the property owners must be in place prior to commencing construction.~~

E. ~~20.~~ *Site Plan Amendments.* Site plan amendments may be permitted pursuant to Article ~~X20~~ of the zoning ordinance, ~~except the following shall not be considered a minor amendment by the Planning Commission: changes of the location of structures, fencing, buildings, or ancillary equipment by 10 feet or more.~~

F. ~~21.~~ *Remedies.* If an applicant or operator fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke the ~~special land use permit and~~ site plan approval after giving the applicant or operator notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

Section 3. Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section ~~46~~. Repealer.

All ordinances are parts of ordinances in conflict with this Ordinance are repealed, but only to the extent that a conflict between provisions exists.

Section ~~57~~. Effective Date.

This Ordinance takes effect upon the expiration of seven ~~(7)~~ days after publication, as provided by law.

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Summary report: Litera Compare for Word 11.10.0.38 Document comparison done on 11/3/2025 6:52:15 PM	
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Intelligent Table Comparison: Active	
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Modified filename: FINAL DRAFT Essential Services Ordinance (10795698.1) (10796896.3).docx	
Changes:	
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Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
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Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	220



Conway Township Planning Commission

Schedule of Meetings | 7:00 PM | Second Monday of Each Month
(Unless otherwise notified through proper/legal notice)

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, Michigan 48836

January 12, 2026

February 9, 2026

March 9, 2026

April 13, 2026

May 11, 2026

June 8, 2026

July 13, 2026

August 10, 2026

September 14, 2026

October 12, 2026

November 9, 2026

December 14, 2026

CONWAY TOWNSHIP

ORDINANCE NO. ____

**AN ORDINANCE TO REGULATE CRYPTOCURRENCY DATA MINING FACILITIES
AND DATA CENTERS**

The Township of Conway ordains:

Section 1. Amendment to Article 2 of the Zoning Ordinance.

The following definitions are added to Article 2 of the Zoning Ordinance and shall be inserted in alphabetical order:

CRYPTOCURRENCY DATA MINING FACILITY. A facility dedicated to operating data processing equipment for commercial cryptocurrency mining and the process by which cryptocurrency transactions are verified and added to digital ledgers.

DATA CENTER. A structure that houses information technology infrastructure and equipment for building, running, and delivering applications, and the storage of digital data. This includes Artificial Intelligence (“AI”) Data Centers.

Section 2. New Section 6.28 of the Zoning Ordinance.

A new Section 6.28 entitled “Cryptocurrency Data Mining Facilities and Data Centers” is hereby added to the Township’s Zoning Ordinance, to read, in its entirety, as follows:

Section 6.28 Cryptocurrency Data Mining Facilities and Data Centers

A. General Provisions.

1. Cryptocurrency Data Mining Facilities and Data Centers are permitted in the Township only as a special land use with special approval in the ____ Zoning District.
2. The Township may enforce any remedy or enforcement, including but not limited to, the removal of any Cryptocurrency Data Mining Facilities and Data Centers pursuant to the Zoning Ordinance or as otherwise authorized by law if the Cryptocurrency Data Mining Facility or Data Center does not comply with this Section.

B. Special Approval Application Requirements. In addition to the requirements of Article 13, an applicant for special approval of a Cryptocurrency Data Mining Facility or Data Center must provide the Township with all of the following:

1. An application fee in an amount set by resolution of the Township Board.

2. A list of all parcel numbers that the Cryptocurrency Data Mining Facility or Data Center will use; documentation establishing ownership of each parcel; and any lease agreements, easements, or purchase agreements for the subject parcels.
3. An operations agreement setting forth the parameters of the operation, the name and contact information of the operator, the applicant's inspection protocol, emergency procedures, and general safety documentation.
4. Current photographs of the subject property.
5. A site plan that includes all proposed structures and the location of all equipment, as well as all setbacks, the location of property lines, signage, fences, greenbelts and screening, drain tiles, easements, floodplains, bodies of water, proposed access routes, and road right of ways. The site plan must be drawn to scale and must indicate how the Cryptocurrency Data Mining Facility or Data Center will be connected to the power grid.
6. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management, which is subject to the Township's review and approval.
7. A decommissioning and land reclamation plan describing the actions to be taken following the abandonment or discontinuation of the Cryptocurrency Data Mining Facility or Data Center, including evidence of proposed commitments with property owners to ensure proper final reclamation, repairs to roads, and other steps necessary to fully remove the Cryptocurrency Data Mining Facility or Data Center and restore the subject parcels, which is subject to the Township's review and approval.
8. A deposit for an escrow account in an amount set by resolution or fee schedule approved by the Township Board. The escrow account is used to cover all costs and expenses associated with the special land use review and/or approval process, which costs can include, but are not limited to, review fees of the Township Attorney, Township Planner, and Township Engineer, as well as any reports or studies which the Township anticipates will be required during the review and/or approval process for the application. At any point during the review process, the Township may require that the applicant place additional monies into escrow with the Township if the existing escrowed funds on account with the Township will be insufficient, in the determination of the Township, to cover any remaining costs or expenses with the review and/or approval process. If additional funds are required by the Township to be placed in escrow and the applicant refuses to do so within 14 days after receiving notice, the Township will cease the zoning review and/or approval process until and unless the applicant makes the required escrow deposit. Any escrow amounts in excess of actual cost will be returned to the applicant. An itemized billing of all expenses will be provided to the applicant upon request.

9. A plan for resolving complaints from the public or other property owners concerning the construction and operation of the Cryptocurrency Data Mining Facility or Data Center, which is subject to the Township's review and approval.
 10. A plan for managing any hazardous waste, which is subject to the Township's review and approval.
 11. A fire protection plan, which identifies the fire risks associated with the Cryptocurrency Data Mining Facility or Data Center; describes the fire suppression system that will be implemented; describes what measures will be used to reduce the risk of fires re-igniting (i.e., implementing a "fire watch"); identifies the water sources that will be available for the local fire department to protect adjacent properties; identifies a system for continuous monitoring, early detection sensors, and appropriate venting; and explains all other measures that will be implemented to prevent, detect, control, and suppress fires and explosions.
 12. A transportation plan for construction and operation phases, including any applicable agreements with the County Road Commission and Michigan Department of Transportation, which is subject to the Township's review and approval.
 13. An attestation that the applicant will indemnify and hold the Township harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the Cryptocurrency Data Mining Facility or Data Center, which is subject to the Township's review and approval.
 14. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL 324.36501 et. seq.); and any other applicable laws and rules in force at the time the Township considers the application.
 15. Any additional information or documentation requested by the Planning Commission, Township Board, or other Township representative.
- C. System and Location Requirements. In addition to the requirements of Article 14 for a site plan, the site plan must include all of the following:
1. Equipment. All equipment used in any Cryptocurrency Data Mining Facility or Data Center must be housed in a metered, electrically grounded, and pre-engineered or prefabricated metal-encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes.
 2. Structures. All principal and accessory structures used for cryptocurrency mining operations and/or data centers, shall be arranged, designed, and constructed to be

harmonious and compatible with the site and with the surrounding properties. If prefabricated, pre-engineered, or modular structures are installed, the following standards are required:

- a. All structures shall have concrete foundations.
 - b. All exterior facades shall have muted earth tone colors that will blend the facility into the natural setting and existing environment, and shall not be defective, decayed or corroded.
 - c. If intermodal shipping containers are utilized such installation shall comply with current National Electrical Code standards.
3. Lighting. The lighting of the Cryptocurrency Data Mining Facility or Data Center is limited to the minimum light necessary for safe operation. Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the Cryptocurrency Data Mining Facility or Data Center. The Cryptocurrency Data Mining Facility or Data Center must not produce any glare that is visible to neighboring lots or persons traveling on public or private roads.
4. Security Fencing. Security fencing must be installed around all electrical equipment related to the Cryptocurrency Data Mining Facility or Data Center. Such fencing must be a minimum seven (7) feet tall and must use materials, colors, textures, screening and landscaping, that will blend the facility into the natural setting and existing environment.
5. Noise. The noise generated by the Cryptocurrency Data Mining Facility or Data Center must not exceed 45 dBA Lmax, as measured at the property line of any adjacent parcel.
6. Signage. The Cryptocurrency Data Mining Facility or Data Center shall provide a 24-hour emergency contact signage visible at the access entrance. Signs shall include company name if applicable, owner/representative name, telephone number, and corresponding local power company and telephone number.
7. Underground Transmission. All power transmission or other lines, wires, or conduits from a Cryptocurrency Data Mining Facility or Data Center to any building or other structure must be located underground at a depth that complies with current National Electrical Code standards, except for power switchyards or the area within a substation.
8. Drain Tile Inspections. The Cryptocurrency Data Mining Facility or Data Center must be maintained in working condition at all times while in operation. The applicant or operator must inspect all drain tiles at least once every three years using a robotic camera, with the first inspection occurring before the Cryptocurrency Data Mining Facility or Data Center is in operation. The applicant or operator must submit proof of the inspection to the Township. The owner or operator must repair any damage or failure of the drain tile within sixty (60) days after discovery and

submit proof of the repair to the Township. The Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection.

9. Fire Protection.

- a. Before any construction of the Cryptocurrency Data Mining Facility or Data Center begins, the Township's fire department (or the fire department with which the Township contracts for fire service) will review the fire protection plan submitted with the application. The fire chief will determine whether the fire protection plan adequately protects the Township's residents and property and whether there is sufficient water supply to comply with the fire protection plan and to respond to fire or explosion incidents. If the fire chief determines that the plan is adequate, then the fire chief will notify the Township or his or her designee of that determination. If the fire chief determines that the plan is inadequate, then the fire chief may propose modifications to the plan, which the applicant or operator of the Cryptocurrency Data Mining Facility or Data Center must implement. The fire chief's decision may be appealed to the Township Board, and the Township Board will hear the appeal at an open meeting. The Township Board may affirm, reverse, or modify the fire chief's determination. The Township Board's decision is final, subject to any appellate rights available under applicable law.
- b. The applicant or operator may amend the fire protection plan from time-to-time in light of changing technology or other factors. Any proposed amendment must be submitted to the fire department for review and approval under subsection (a).
- c. The Cryptocurrency Data Mining Facility or Data Center must comply with the fire protection plan as approved by the fire chief (or as approved by the Township Board in the event of an appeal).
- d. The Cryptocurrency Data Mining Facility or Data Center must contain an internal fire suppression system that shall be reviewed and tested once every twelve (12) months by a third-party contractor approved by the fire chief.

10. Applicant must provide all Township Fire Department contractors with the appropriate equipment and training to address fires in the Cryptocurrency Data Mining Facility or Data Center.

11. Insurance. The applicant or operator will maintain property/casualty insurance and general commercial liability insurance in an amount of at least \$5 million per occurrence. The Township shall be listed as an additional insured on the policy at all times.

12. Permits. All required county, state, and federal permits must be obtained before the Cryptocurrency Data Mining Facility or Data Center begins operating. A building permit is required for construction of a Cryptocurrency Data Mining Facility or Data Center regardless of whether the applicant or operator is otherwise exempt under state law.
13. Decommissioning. If a Cryptocurrency Data Mining Facility or Data Center is abandoned or otherwise nonoperational for a period of one year, the property owner or the operator must notify the Township and must remove the system within six (6) months after the date of abandonment. Removal requires receipt of a demolition permit from the Building Official and full restoration of the site to the satisfaction of the Zoning Administrator. The site must be filled and covered with top soil and restored to a state compatible with the surrounding vegetation. The requirements of this subsection also apply to a Cryptocurrency Data Mining Facility or Data Center that is never fully completed or operational if construction has been halted for a period of one (1) year.
14. Financial Security. To ensure proper decommissioning of a Cryptocurrency Data Mining Facility or Data Center upon abandonment, the applicant must post financial security in the form of a security bond or escrow payment in an amount equal to 125% of the total estimated cost of decommissioning, code enforcement, and reclamation, which cost estimate must be approved by the Township. The operator and the Township will review the amount of the financial security every two (2) years to ensure that the amount remains adequate. This financial security must be posted within fifteen (15) business days after approval of the special use application.
15. Extraordinary Events. If the Cryptocurrency Data Mining Facility or Data Center experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.
16. Annual Report. The applicant or operator must submit a report on or before January 1 of each year that includes all of the following:
 - a. Current proof of insurance;
 - b. Verification of financial security; and
 - c. A summary of all complaints, complaint resolutions, and extraordinary events.
17. Inspections. The Township may inspect a Cryptocurrency Data Mining Facility or Data Center at any time by providing 24-hour advance notice to the applicant or operator.
18. Transferability. A conditional land use permit for a Cryptocurrency Data Mining Facility or Data Center is transferable to a new owner. The new owner must register

their name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.

19. Remedies. If an applicant or operator fails to comply with this Ordinance, the Township, may pursue any remedy or enforcement, including but not limited to the removal of any Cryptocurrency Data Mining Facility or Data Center pursuant to the Zoning Ordinance or as otherwise authorized by law. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

Section 3. Amendment to Article [REDACTED].

Article [REDACTED], Section [REDACTED] is hereby amended to add Cryptocurrency Data Mining Facilities and Data Centers as a special land use in the [REDACTED] zoning district as follows:

[REDACTED] Cryptocurrency Data Mining Facilities and Data Centers.

Section 4. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 5. Repealer.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 6. Effective Date.

This Ordinance takes effect upon the expiration of 7 days after publication as required by MCL 125.3401(7).