


Subject: Re: data center work group request

 **Donald Gregory** <dlgregoryip0@gmail.com>
to Roy Griffiths, Treasurer Julie Collard, Hayes supervisor

Tue, Mar 24, 4:41 PM

Hi Roy, Who is on the Data Center Committee?

On Mon, Mar 23, 2026 at 5:50 PM Roy Griffiths <rwgriffitts3@gmail.com> wrote:

Good afternoon Donald,

The work group proper consists of 5 members. These five will have the duty of preparing the recommendations to the PC. We have the ability to ask certain individuals to assist us in areas of particular importance. The goal of this is have more help from people while we work to compile information.

We have asked you first, given your interest and your involvement in the area. Your contribution will be greatly appreciated and incorporated as appropriate in the groups recommendations. As the task of the work group is primarily gathering information and distilling it into a usable package of information for near future use by the PC and the Board to insure that the township is well positioned to respond to any potential data center project, should one ever come to pass. Keeping track of the rapidly changing political environment is vital.

I hope this clarifies the importance of the ask.

Best regards,

Roy

On Mon, Mar 23, 2026 at 1:10 PM Donald Gregory <[REDACTED]> wrote:

Hi Roy, Does this mean I'm on the subcommittee? I got a communication earlier today that I wasn't. Cuidate

On Mon, Mar 23, 2026 at 9:32 AM Roy Griffiths <rwgriffitts3@gmail.com> wrote:

Good Morning Donald,

Following up on our previous email regarding the work group's membership, we would like to request your contribution to the process.

Given your demonstrated interest in data center legislative actions and the related messaging in the upcoming election cycle, we could use your assistance in monitoring and reporting on these developments across the state.

If you could provide a monthly analysis—or updates whenever significant actions occur—it would be greatly appreciated. I am happy to discuss this further if you have any questions.

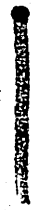
Best Regards,

Roy Griffiths
Julie Collard

—
Donald Gregory
[REDACTED]

On two occasions I have been asked by members of Parliament, 'Pray, Mr. Babbage, if you put into the machine wrong figures, will the right answers come out?' I am not able rightly to apprehend the kind of confusion of ideas that could provoke such a question. - Charles Babbage

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Donald Gregory
[REDACTED]



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Roy Griffiths
Julie Collard

—
Donald Gregory
[REDACTED]

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Donald Gregory
[REDACTED]

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Subject: Fwd: Fw: Your resignation from the data center work group?



Roy Griffiths <rwgriffitts3@gmail.com>
to Treasurer Julie Collard

Tue, Mar 24, 4:15 PM

FYI

----- Forwarded message -----

From: Alexander Curley <a[REDACTED]>
Date: Tue, Mar 24, 2026 at 3:42 PM
Subject: Fw: Your resignation from the data center work group?
To: Roy Griffiths <rwgriffitts3@gmail.com>, Treasurer Julie Collard <treasurer@hayestownshipmi.gov>

[Yahoo Mail: Search, Organize, Conquer](#)

--- Forwarded Message ---

From: "LuAnne Kozma" <[REDACTED]>
To: "Alexander Curley" <[REDACTED]>, "Hayes supervisor" <supervisorhayestownshipmi@gmail.com>
Sent: Tue, Mar 24, 2026 at 3:30 PM
Subject: Re: Your resignation from the data center work group?

I should say, whether you had a role in choosing the group members or not, please send me a copy of your resignation letter or email.

On Tue, Mar 24, 2026 at 3:27 PM LuAnne Kozma <[REDACTED]> wrote:

Alex,

I see the data center work group has been chosen. Did you have a role in choosing the members of the group? If not, could you please send me a copy of your resignation letter from the position of co-leader of the group and copies of the communications that Roy Griffiths took your place in that role?

Last I knew, an email from Julie Collard said you and she were coming up with a process for choosing from the applicants.

This is a FOIA request.

Thank you,

LuAnne Kozma
[9330 Woods Road](#)
[Charlevoix MI 49720](#)
~~201-547-2628~~

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]



Subject: Fwd: environmental assessment



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>
to Treasurer Julie Collard

Tue, Mar 24, 7:32 AM

Sent from my iPhone

Begin forwarded message:

From: Vickie Laskey <[REDACTED]>
Date: March 14, 2026 at 1:22:37 AM EDT
To: clerk@hayestownshipmi.gov
Subject: environmental assessment

Given the proximity of Lake Michigan with streams and run off into it the data center ordinance should require the environmental assessment BEFORE and construction verses after it's too late. You can see below the issues that were discovered on a proposed solar site in New York.



Alexandra Fasulo is in Fort Edward, NY.

Follow

15h · 🌐

A few things came out in the environmental assessment we bought for the Fort Edward Grasslands I was not expecting when we commissioned Hudsonia back in November.

I knew the site of Fort Edward Solar would irreversibly destroy the complex grassland ecosystem there - one that people travel from all over the world to see. I heard enough scientists take the stand at the hearing in September to know that deeply.

The report goes over in great detail just how ecologically destructive this location for Fort Edward Solar is.

But something else came out in this report.

The bedrock below this facility site cannot hold the 8 to 10 foot steel piles that are needed to support the massive solar panels.

The pyrite, when exposed to oxygen and moisture, creates sulfuric acid that will acidify the soil and degrade the anchoring equipment. The shale itself, additionally, is too weak to bear this kind of infrastructure jammed 10 feet down.

Even more shocking... there is an active fault underneath the proposed facility site: the Smith Basin Fault.

Hudsonia then notes that Boralex, through its scientists, "cites an older geological study of the Broadalbin quadrangle (1911), rather than Fisher (1985), which covers most of the Fort Edward site."



Subject: Fwd: battery storage



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>
to Treasurer Julie Collard

Thu, Mar 12, 8:02 AM

Sent from my iPhone

Begin forwarded message:

From: Vickie Laskey [REDACTED]
Date: March 11, 2026 at 10:57:44 PM EDT
To: clerk@hayestownshipmi.gov
Subject: battery storage



Katie Schneider ▶ Protect SW Michigan: Say NO to the Oshtemo BESS
Katie Schneider · February 12 at 9:01 AM · 🌐

If a BESS incident contaminates your water, don't expect Lansing to fix it.

In the event a utility-scale Battery Energy Storage System (BESS) leaks toxic contamination into groundwater, most residents assume the government will force a full cleanup.

THAT'S FANTASY.

In Michigan, regulators don't automatically require land and water to be restored. What actually far more common is:

- 🚫 Wells get permanently shut down
- 📜 Deed restrictions replace real cleanup
- 🔥 Contaminated soil gets capped and left in place
- 💧 Families pay for bottled water
- 📉 Property values drop
- ⚖️ Residents are left with one option: expensive litigation

The developer investigates themselves. Agencies "concur."
The public gets told the public health risk is "managed."

Translation: Don't drink your water. Don't use your land. Good luck in court.

And when local officials refuse to adopt strong hazardous materials protections, that isn't an accident — it's a policy choice.

Townships are the first and last line of defense. Without a real Hazardous Materials Ordinance requiring bonding, independent testing, and full remediation...

Residents will be left holding the risk and the bill.

Read the full article here: <https://mi-safety.org/energy/bess/when-a-bess-incident-occurs-who-pays/>

Subject: Fwd: data centers



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>
to Treasurer Julie Collard

Thu, Mar 12, 8:02 AM

Sent from my iPhone

Begin forwarded message:

From: Vickie Laskey <[REDACTED]>
Date: March 11, 2026 at 10:53:39 PM EDT
To: clerk@hayestownshipmi.gov
Subject: data centers

<image.png>

Subject: Business leaders weigh in on local data center opposition in Michigan - mlive.com



Roy Griffitts <rwgriffitts3@gmail.com>
to Alexander Curley, Treasurer Julie Collard

Thu, Mar 12, 6:35 AM

FYI

https://www.mlive.com/news/grand-rapids/2026/03/business-leaders-weigh-in-on-local-data-center-opposition-in-michigan.html?gift=ec50f21a-ee45-44f5-9bbc-7075ec814cec&utm_source=Bridge+Michigan&utm_campaign=b9b9cd7831-Biz+Watch+03%2F12%2F26&utm_medium=email&utm_term=0_c64a28dd5a-b9b9cd7831-440633078

Business leaders weigh in on local data center opposition in Michigan

By [Ehren Wynder | ewynder@mlive.com](mailto:ewynder@mlive.com)

Updated: Mar. 06, 2026, 1:13 p.m.

Published: Mar. 06, 2026, 1:11 p.m.



The Grand Rapids Chamber hosted a panel discussion about data centers featuring, from left, Jonathan Noble, senior director of government affairs at Microsoft; Natalie Stewart Mitchell, SVP of government affairs and campus development for Switch; Michael Fleck, director of reliability and regional planning at ITC Holdings Corporation; Lauren Snyder, SVP and chief customer and growth officer at Consumers Energy; and Christine Simon, vice president of government affairs at the Grand Rapids Chamber. Photo by Ehren Wynder

GRAND RAPIDS, MI — Industry leaders say it is incumbent on themselves to be honest about data center development after months of local resistance.

Microsoft joined representatives from the tech, energy, real estate and public sectors at the Grand Rapids Chamber Policy Conference on Friday, March 6, at Frederik Meijer Gardens & Sculpture Park.



The Grand Rapids Chamber hosted a panel discussion about data centers featuring, from left, Jonathan Noble, senior director of government affairs at Microsoft; Natalie Stewart Mitchell, SVP of government affairs and campus development for Switch; Michael Fleck, director of reliability and regional planning at ITC Holdings Corporation; Lauren Snyder, SVP and chief customer and growth officer at Consumers Energy; and Christine Simon, vice president of government affairs at the Grand Rapids Chamber. Photo by Ehren Wynder

GRAND RAPIDS, MI — Industry leaders say it is incumbent on themselves to be honest about data center development after months of local resistance.

Microsoft joined representatives from the tech, energy, real estate and public sectors at the Grand Rapids Chamber Policy Conference on Friday, March 6, at Frederik Meijer Gardens & Sculpture Park.

AlHasan: Iran Waging War of Economic Attrition

The event, which featured a range of business and policy topics, included a panel discussion about data centers featuring Jonathan Noble, senior director of government affairs at Microsoft; Lauren Snyder, SVP and chief customer and growth officer at Consumers Energy; Michael Fleck, director of reliability and regional planning at ITC Holdings Corporation; and Natalie Stewart Mitchell, SVP of government affairs and campus development for Switch.

Christine Simon, vice president of government affairs at the Grand Rapids Chamber, moderated the discussion.

The panel discussion followed a busy week for Microsoft, which hosted multiple community open houses aimed at informing the public on data centers it plans to build in West Michigan.

Two of these events in [Gaines](#) and [Lowell](#) townships received either negative or moderately skeptical reactions from residents.

When asked why people are coming to these meetings with such a high level of concern, Noble said the industry is moving forward at a rapid pace, and concerns over issues that were true two years ago may not be so now.

“Let’s just look at water: some of the studies that are out there are assuming that we have every faucet on 24/7,” he said. “You don’t operate your house that way, and that’s not how we operate these buildings.”

Data centers are basically warehouses of computer hardware for servers, data storage and network equipment that are used to power artificial intelligence and cloud computing.

They’ve been in Michigan for a while now. The Switch Pyramid is the most prominent one in Kent County. But recent investments in “hyperscale” data centers to sustain artificial intelligence have drawn criticism because they use significant electricity and water to power and cool their servers and equipment.

Noble, however, touted Microsoft’s closed-loop cooling system that provides direct liquid cooling to each chip, eliminating evaporation and reducing water use across the company’s newest data centers.

Since 2022, operational data centers have achieved an 18% reduction in water usage, with a goal of reducing water usage by 40% by 2030, Noble said.

On the matter of energy usage, Snyder said other states operate differently, and some utilities are not regulated the same way Consumers Energy is regulated by the Michigan Public Services Commission.

“Our tariff provision is unique to Consumers Energy, so it’s not apples-to-apples when you look across the

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"Our tariff provision is unique to Consumers Energy, so it's not apples-to-apples when you look across the energy industry," she said.

Snyder in a previous interview said large-scale energy users like Microsoft have to pay for the incremental energy infrastructure needed to meet their own demands. This means they pay a higher rate than residential and small business customers.

In response to the community open houses over the past week, Noble said residents were "asking the right questions" and that it is "incumbent on the industry to provide the answers and provide them honestly and transparently and work with communities on solutions that address those concerns."

"I think we can do so — I think we are doing so — but that takes time," he said.

Using the Switch Pyramid data campus in Gaines Township as an example, Mitchell noted that while the industry is growing at a rapid pace, the timeline from announcing a new data center project, to approval, to full construction can take up to two-and-a-half years.

"When we're meeting with the communities that are welcoming us, we have to say that you are going to see the benefits, but it's going to be probably two years in before the building is stood up, turned on and you start collecting that revenue," she said.

Fleck noted that it's understandable for rural communities to be wary of such large-scale projects.

"Sometimes they're going to communities that have not seen anything of this scale, and it is incumbent on us to make sure these projects are done in the right way, but change is scary," he said. "It's true whether it's a new housing development, a new commercial development or a new industrial development."

Prior to the panel discussion, Noble highlighted the benefits to areas where Microsoft already is operating data centers.

Data centers in Mecklenburg, Loudoun and Prince William counties in Virginia employed about 1,180 people as of 2025.

In West Des Moines, Iowa, Microsoft data centers have supported approximately \$182 million in city street and utility improvements.

In Washington, Microsoft paid \$26.4 million in property taxes, representing 14.8% of all property taxes in Douglas and Grand counties, Noble said.

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Microsoft has said it will not seek P.A. 198 tax abatements, which many large companies in Michigan apply to help offset the costs of new development.

A PA 198 is an industrial property tax abatement that eligible businesses, such as manufacturers, can apply to reduce their property taxes by about 50% for up to 12 years. “High-tech facilities,” also can potentially qualify, according to the Michigan Economic Development Corporation.

In Kent County, Microsoft is pursuing approval for two data center projects in Gaines and Lowell townships.

The company’s recent community outreach efforts follow a rocky introduction to both communities.

The Lowell Township Planning Commission initially planned to hold a public hearing regarding a then-anonymous proposal to rezone the property on Dec. 8. That meeting, however, was postponed due to an [overflow crowd](#) that showed up to the hearing.

Lowell Township Supervisor Jerry Hale [later announced](#) the data center proposal was being postponed indefinitely by the developer and its agent, Franklin Partners.

Shortly after, Microsoft chose to come forward as the mystery company behind the project. The tech giant was not originally identified due to a confidentiality agreement.

A public hearing for the Gaines Township property rezoning in mid-December was [canceled](#) because the venue was over capacity.

Hundreds of people from Gaines Township and the surrounding area packed the township hall that night, overwhelming its max capacity of 250 and forcing the planning commission to postpone the public hearing until it could find a bigger venue.

In February, Microsoft [asked to delay](#) the public hearing again to give it time to engage one-on-one with residents. The company now plans to have its rezoning application reviewed later in March.

Subject: Re: Data Center Application



Hayes Treasurer <treasurerhayestownshipmi@gmail.com>
to Henry Zielinski

Wed, Mar 11, 9:08 PM

Thank you!
Have a great night.

Julie

On Wed, Mar 11, 2026 at 9:07 PM Henry Zielinski <[REDACTED]> wrote:

Hello Julie,
Attached is my application.

On Wed, Mar 11, 2026 at 6:37 PM Hayes Treasurer <treasurerhayestownshipmi@gmail.com> wrote:

Dear Applicants,

Thank you for your interest in the Data Center Advisory Group.

In reviewing our records, we noticed that we are missing official applications from the individuals on this email. We require all interested parties to complete the same application for selection and record-keeping purposes.

If you have not yet done so, please take a moment to fill out the attached blank application and submit it.

Please feel free to email me if you have any questions.

Thank you,
Julie Collard
Hayes Township Treasurer/Advisory Board Rep



Julie Collard--Hayes Township Treasurer

Darkness cannot drive out darkness: only light can do that. Hate cannot drive out hate: only love can do that. -Martin Luther King Jr.



Julie Collard--Hayes Township Treasurer

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Subject: Fwd: Data Center Subcommittee: Hat In the Ring



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>
to Treasurer Julie Collard

Wed, Mar 11, 5:26 PM

Sent from my iPhone

Begin forwarded message:

From: Donald Gregory <[REDACTED]>
Date: February 21, 2026 at 5:26:33 PM EST
To: clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>
Subject: Re: Data Center Subcommittee: Hat In the Ring

Agh yes! A little about myself. I am retired from a career in Information Technology (IT). I put together "data centers" back when they were called "computer rooms" and helped manage the systems running in them. I worked as programmer in various languages, analysis and design, database and network administration, project manager and team lead, in small and medium organizations, and very large ones. I like to think I bring to the table good analytical and research skills, as well as working in a cooperative, results driven, goal oriented manner with other people. Cuidate

On Wed, Feb 18, 2026 at 7:37 AM Donald Gregory <[REDACTED]> wrote:

Hi Kristlin, Please put my name forward for the Data Center Subcommittee. Cuidate

--

Donald Gregory
[REDACTED]

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[REDACTED]

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Subject: Message from "RNP583879B5F006"


 **clerkhayestownshipmi@gmail.com**
to Treasurer

Wed, Mar 11, 6:01PM

This E-mail was sent from "RNP583879B5F006" (IM C2510).

Scan Date: 03.11.2026 18:01:10 (-0400)

Queries to: clerkhayestownshipmi@gmail.com

One attachment • Scanned by Gmail  Add to Drive



To further the work of the Hayes Township Planning Commission regarding the issue of data center regulation, it has been recommended by the Board of Trustees that the PC appoint a work group to develop information that can be used by the PC in developing such regulations. This group will consist of 5 members and one alternate.

A member of the Planning Commission and the Board of Trustees along with three members of the community with relevant experience in the information technology industry will make up the work group. Interested parties are urged to submit completed the application attached to the Township Clerk by February 27, 2026. The work group members will be selected by the PC and Board Representatives. Those selected will be announced on the township website. As an advisory work group this group has no formal decision making role regarding the utilization of their work but serves to help the township develop a common frame of reference on the topic.

All those who wish to provide input to the committee are welcome to do so. Written comments are preferred as they allow the committee members time to review and reflect on the comments made. The committee is being asked to provide its initial report to the PC and the Board within four months of its initial meeting. Further decisions made by the PC and the Board will occur after the report is received and reviewed.



Application for Service on Data Center Advisory Work Group

09195 Major Douglas Sloan Road, Charlevoix, MI 49720 (231) 547-6961

Applicant Name: _____

Street Address: _____

City, State & Zip: _____

Telephone No.: _____ mobile home work

Email Address: _____

Are you a registered voter in Hayes Township? Yes No

Are you a property taxpayer in Hayes Township? Yes No

Education:

Please briefly describe your employment history:

Explain why you want to volunteer and what makes you a good candidate.

State any particular experiences or skills you believe would further qualify you for this position:

Do you believe you will have any conflicts of interest? _____

You may attach a separate letter of interest, resume or other summary of your background and experience for appointment to the body you are interested in.

Reference(s) (Name, Address, Telephone):

Signature _____ **Date signed** _____

Please return to: Hayes Township, 09195 Major Douglas Sloan Road, Charlevoix, MI 49720. Or by e-mail to: clerk@hayestownshipmi.gov

Hayes Township is an Equal Opportunity Employer and will not discriminate among applicants or employees with regard to race, religion, sex, age, national origin, height, weight, marital status, non-disqualifying disability, veteran status or on the basis of any characteristic that is protected by state or federal law.

Subject: Fwd: Joe McHugh Application



clerk hayestownshipmi <clerkhayestownshipmi@gmail.com>
to Treasurer Julie Collard

Wed, Mar 11, 2:02 PM

Sent from my iPhone

Begin forwarded message:

From: Joe McHugh <[REDACTED]>
Date: March 11, 2026 at 1:53:49 PM EDT
To: clerk@hayestownshipmi.gov
Subject: Joe McHugh Application

Hi Kristin,

Attached is my application. I would like to be considered for the Planning Commission Data Center Work Group . Please let me know if there is anything else you need.

Thank You,

Joe McHugh | Manager of System Operations | [Great Lakes Energy](#)

[REDACTED] | jmchugh@glenergy.com

<Application-Hayes_Completed JMchugh.pdf>



Subject: Re: Hayes Twp Board on data centers



Bill Conklin <supervisorhayestownshipmi@gmail.com>
to Susan Vandeventer, kristin baranski, Treasurer Julie Collard

Wed, Mar 11, 4:19 PM

Hello Susan Vandeventer,

Thank you for your e-mail communication outlining your concerns and suggestions, which mirror those shared by the Hayes Township Board of Trustees. Yes, on Monday evening, the Board did pass an amended Resolution to extend our Moratorium for a period of twelve months, during which much study, research and investigation will be undertaken by ourselves and the Advisory Committee. Proceeding with caution while reading what has occurred in other communities and in other states will help us in making wise and prudent decisions about this issue, including alternatives and safeguards.

We appreciate that you shared your ideas with us. We look forward to any further information which you might want to share with us.

All the best,

Bill Conklin


On Mon, Mar 9, 2026 at 4:30 PM Susan Vandeventer <suvsedeventer@gmail.com> wrote:

Good Afternoon

I don't live in Charlevoix County but I believe that data centers will have an impact on our entire State which make decisions made in Charlevoix pertinent to all of us.

I'm asking the Board to please enact an ordinance to uphold a moratorium on the construction of data centers until more time has been spent studying their potential impacts - both positive and negative - on our communities and our Great Lakes. And to consider alternatives to data centers such as cloud computing which are less known but could be equally effective.

There seems to be a rush across Michigan to build these data centers based on misleading or even deceptive information. We would be wise to proceed with caution instead of finding ourselves in the situation of "closing the barn door after the horse has bolted."

Respectfully,

Susan VanDeventer
Petoskey, MI



Subject: Re: McKay App - Data Center.pdf



Hayes Treasurer <treasurerhayestownshipmi@gmail.com>
to Mandie McKay

Wed, Mar 11, 1:58 PM

Mandie,

Thank you! Alex and I will be reviewing all applicants this evening.
I'll be in touch soon.

Julie

On Wed, Mar 11, 2026 at 1:49 PM Mandie McKay <[REDACTED]> wrote:

Julie,

Please see my application attached. Jeremy is willing to be "my helper" or a sit in for meetings as he is able if that is of help.

As you will see I am not overly qualified for this position, but a willing party. 😊

Hope this helps. Let me know if you have any questions.

Mandie



Julie Collard--Hayes Township Treasurer

Darkness cannot drive out darkness: only light can do that. Hate cannot drive out hate: only love can do that. -Martin Luther King Jr.

Subject: Fw: Follow-up questions on Data Center Committee



Sheri McWhirter <[REDACTED]>
to treasurer@hayestownshipmi.gov

Tue, Mar 10, 6:22 PM

Relatedly, I tried to email Alexander Curley, but the email address provided on the township's website resulted in a bounce-back email saying the address doesn't exist.

Can you help connect me with him? I'd love to talk with him, as well.

Thanks so much,

Sheri McWhirter

From: Sheri McWhirter

Sent: Tuesday, March 10, 2026 6:04 PM

To: Hayes Treasurer <treasurerhayestownshipmi@gmail.com>

Subject: RE: Follow-up questions on Data Center Committee

Thank you so much for getting back to me so quickly – I really appreciate that.

I'll likely break my reporting about the board's discussion and action last night into a couple of stories, one about the moratorium extension and then another about the new committee.

Again, thanks a ton. Have a great evening!

Sheri McWhirter

From: Hayes Treasurer <treasurerhayestownshipmi@gmail.com>

Sent: Tuesday, March 10, 2026 5:55 PM

To: Sheri McWhirter <[REDACTED]>

Subject: Re: Follow-up questions on Data Center Committee

Hi Sheri,

Thank you for reaching out regarding the board meeting.

To clarify, I did state that I was pleased to see the moratorium extended to one year. I am also looking forward to serving as the board representative on the Data Center Advisory Committee. Working with Alexander Curley and our community members provides an important opportunity to educate ourselves and share that information with the residents of Hayes Township. I consider Alex a very capable and valuable member of the Planning Commission, and I look forward to working with him to lead this committee.

Regarding the concerns raised, I believe Alex is a person of integrity. If a conflict of interest existed, I am confident he would have stepped away. We are both committed to the best interests of the township and will work diligently to research, inform, and protect our community.

Ultimately, the committee's role is advisory only. We will compile factual, science-based studies and incorporate community concerns to present to the Planning Commission. Any subsequent actions will be at their discretion.

Have a great evening!

Julie

On Tue, Mar 10, 2026 at 2:55 PM Sheri McWhirter <[REDACTED]> wrote:

Hi Julie,

Thank you for reaching out regarding the board meeting.

To clarify, I did state that I was pleased to see the moratorium extended to one year. I am also looking forward to serving as the board representative on the Data Center Advisory Committee. Working with Alexander Curley and our community members provides an important opportunity to educate ourselves and share that information with the residents of Hayes Township. I consider Alex a very capable and valuable member of the Planning Commission, and I look forward to working with him to lead this committee.

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Have a great evening!

Julie

On Tue, Mar 10, 2026 at 2:55 PM Sheri McWhirter [redacted] wrote:

Hi Julie,

I'm reaching out to you after listening to last night's BOC meeting online. Did I hear you say you were happy to have to extension come back up? I think that was you but wanted to double check.

Also, I noticed in the supervisor's written report that a new Data Center Committee will be established with you, Planning Commission member Alexander Curley, and several community members. Any thoughts about your expectations for that new committee?

Also, what are your thoughts regarding conflict-of-interest objections raised by the public last night regarding the committee including Mr. Curley, who is employed by Holtec?

Thanks very much for your help. Have a good afternoon!

Cheers,

Sheri McWhirter

Environment reporter
MLive/Grand Rapids Press
[redacted]
[redacted]



Julie Collard--Hayes Township Treasurer

- *Darkness cannot drive out darkness; only light can do that. Hate cannot drive out hate; only love can do that. - Martin Luther King Jr.*

11

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Subject: Fwd: Email for Joe Gorney



Roy Griffiths <rwgriffitts3@gmail.com>
to Alexander Curley, Hayes Treasurer

Sun, Mar 8, 5:41 PM

FYI a potential source of info. Do you have the write up from the MTA blog that another township has put together? If not let me know and I will dig it out.

Begin forwarded message:

From: Leslie Cunningham <[REDACTED]>
Subject: Fwd: Email for Joe Gorney
Date: March 8, 2026 at 1:47:59 PM EDT
To: Matt Cunningham <trustee2@hayestownshipmi.gov>, Hayes Treasurer <treasurerhayestownshipmi@gmail.com>, Deputy Clerk Email <deputyclerkhayes@gmail.com>, Hayes supervisor <supervisorhayestownshipmi@gmail.com>, trustee1@hayestownship.gov

Here is some solid thinking about data centers, and they admit their bias from the beginning. However it is based upon science and evidence. Joe would be willing to meet with you either formally or informally at any time. Let me know if you need me to host a coffee hour at my house!
Les

----- Forwarded message -----

From: Ann Gorney <[REDACTED]>
Date: Sun, Mar 8, 2026 at 1:29 PM
Subject: Email for Joe Gorney
To: Leslie Lyons Cunningham <[REDACTED]>, Cunningham Leslie Lyons <[REDACTED]>

Here is my brother's email, and a link to begin looking into Data Centers. I have read a lot of material he has sent me. I still do not believe a Data Center up here is a good thing. There are too many variables and things that can go wrong. To me, it's like they are building the ship while already sailing it.

Ann

Begin forwarded message:

From: "Gorney, Joseph" <[REDACTED]>
Subject: RE: [EXTERNAL]Join us on March 31 for a Conservation Cafe on Nuclear Deregulation!
Date: March 4, 2026 at 11:40:47 AM EST
To: Ann Gorney <[REDACTED]>

Annie,

You can give him my contact information. There's a lot of information I could pass along. The Piedmont Environmental Council website would be a good place to start ([Data Centers & Energy Demand - The Piedmont Environmental Council](#)). Fairfax County is doing some land use compatibility regulations, but we don't address the full range of issues that must be considered. I also plan to investigate what Frederick County, Maryland is doing via their (CDI?) Zoning Overlay and various regulatory standards for pretreatment of effluent and reporting. Whatever you do, do not agree to non-disclosure agreements. Otherwise, there's no accountability.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

tasurerhayestownshipmi@gmail.com>, Deputy Clerk Email <deputyclerkhayes@gmail.com>, Hayes supervisor <supervisorhayestownshipmi@gmail.com>, trustee1@hayestownship.gov

Here is some solid thinking about data centers, and they admit their bias from the beginning. However it is based upon science and evidence. Joe would be willing to meet with you either formally or informally at any time. Let me know if you need me to host a coffee hour at my house!

Les

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From: Ann Gorney <agorney10@fairfaxcounty.gov>
Date: Sun, Mar 8, 2026 at 1:29 PM
Subject: Email for Joe Gorney
To: Leslie Lyons Cunningham <leslie.lyons@fairfaxcounty.gov>, Cunningham Leslie Lyons <leslie.lyons@fairfaxcounty.gov>

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More to come.

Joe

Joseph C. Gorney, AICP, Chief, Planning & Policy Section
Department of Public Works & Environmental Services - Stormwater Planning
Division
Fairfax County, Virginia
ISA Certified Arborist, MA-7095A

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2

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Subject: Data Center committee named yet?



LuAnne Kozma <luanne.kozma@gmail.com>
to Alexander Curley, Treasurer Julie Collard, Hayes supervisor

Mon, Mar 9, 11:27 AM

Alex and Julie,

I would like to know when you plan to announce who will be on the data center committee. Please provide your criteria for choosing who will be on it.

Thanks,

LuAnne Kozma

Subject: Re: Any decisions on data center working group?



Hayes Treasurer <treasurerhayestownshipmi@gmail.com>
to LuAnne Kozma

Wed, Mar 4, 11:51AM

Hi LuAnne,

There have been no decisions made yet regarding the data center working group. Alex and I are currently developing a process for these selections.

We will reach out to all applicants once the details are in place. Thank you for following up on your application.

Have a lovely day.

Julie

On Wed, Mar 4, 2026 at 11:10 AM LuAnne Kozma <[REDACTED]> wrote:

Hi Julie,

Checking in with you on what decisions have been made about the data center working group. Anything yet?

Thanks,
LuAnne Kozma



Julie Collard--Hayes Township Treasurer

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Subject: Fwd: Application for data center advisory committee



LuAnne Kozma <[redacted]>
to Treasurer Julie Collard

Fri, Feb 27, 2:20 PM

Julie, I meant to also send this to you, sorry about that.

LuAnne


----- Forwarded message -----


From: LuAnne Kozma <[redacted]>
Date: Fri, Feb 27, 2026 at 2:17 PM
Subject: Application for data center advisory committee
To: kristin baranski <clerk@hayestownshipmi.gov>
Cc: Hayes supervisor <supervisorhayestownshipmi@gmail.com>

Kristin,

Attached is my application for the advisory committee on data centers. I think it's key to have someone on the committee knowledgeable about zoning and planning as it relates to data centers, not solely people involved in the IT industry with no zoning experience. I have now taken six webinars on data centers. Since November I have been involved in data center zoning issues and two court cases on data centers, so I would be an asset to this committee.

LuAnne Kozma

One attachment • Scanned by Gmail  Add to Drive

 Kozma applicatio...



Subject: Re: Data center workgroup



Hayes Treasurer <treasurerhayestownshipmi@gmail.com>
to Roy Griffiths

Mon, Feb 16, 9:18 PM

Excellent. Thank you for sharing.

Julie

On Mon, Feb 16, 2026 at 4:23 PM Roy Griffiths <rwgriffitts3@gmail.com> wrote:

Good afternoon.

Attached please find my ideas for announcing the the formation of the workgroup you have agreed to serve on. Please let me know if you have any concerns about it. I plan to use this as the basis for our discussion tomorrow night.

Thanks,

Roy



Julie Collard--Hayes Township Treasurer

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Subject: Zoning it Out? – Applying Michigan's Statutory Exclusionary Zoning Provision - FSBR



Roy Griffitts <rwgriffitts3@gmail.com>

Mon, Feb 16, 9:14 AM

to Alexander Curley, Hayes Treasurer, Hayes supervisor, CT Martin

Good Morning All,

As you will be part of the leadership of the workgroups on short term rentals and data centers, Just as a reminder/refresher I am passing along a brief summary the key points on exclusionary zoning that you will need to keep in mind during your work.

Many thanks for agreeing to help with these issues.

Roy

<https://fsbrlaw.com/2023/10/31/zoning-it-out-applying-michigans-statutory-exclusionary-zoning-provision/>

Zoning it Out? – Applying Michigan’s Statutory Exclusionary Zoning Provision

Many townships often want to know the limits of Michigan law with respect to the standards applicable to zoning to avoid excluding certain land uses within their borders. Case law suggests that some communities may find it necessary to strictly regulate the location of uses and structures through their Zoning Ordinance, including billboards, renewable energy projects (wind and solar), land uses related to waste, gravel pits, and mobile home communities. These discussions relate to exclusionary zoning challenges.

The Michigan Zoning Enabling Act in MCL 125.3207 includes statutory language that generally prohibits township zoning ordinances from totally prohibiting land uses subject to limited exceptions related to the demonstrated need for the land use, the appropriateness of location for the land use, or the lawfulness of the land use. This E-Letter provides: (1) a non-exhaustive summary of how Michigan courts have applied the statutory exclusionary zoning test and (2) tips on how your township can avoid challenges of statutory exclusionary zoning.

Michigan’s Statutory Exclusionary Zoning Prohibition

In townships with zoning, all zoning ordinances are subject to provisions and requirements of the Michigan Zoning Enabling Act. In summary, zoning ordinances provide for local control over the location of land uses and are intended to facilitate the orderly development of a township by ensuring, among other things, the compatibility of land uses to promote the public health, safety, and welfare. See e.g., MCL 125.3201. Michigan courts presume zoning ordinances are valid. *Landon Holdings, Inc v Grattan Twp*, 257 Mich App 154, 174; 667 NW2d 93 (2003).

Sometimes townships have to make difficult policy decisions when determining appropriate locations for certain land uses that may be, for various reasons, unpopular with residents without sufficient conditions and siting constraints to avoid nuisance factors such as noise, odor, glare, among other things. Because certain land uses may be either unpopular with residents or can potentially cause compatibility issues with neighboring or adjacent land uses, this may lead to a township finding that a land use is only appropriate in certain land use districts of the township. When that situation occurs, landowners who may want to site such a land use may challenge a township’s zoning regulations under an “exclusionary zoning” theory.

MCL 125.3207 is the Michigan Zoning Enabling Act’s statutory provision addressing “exclusionary

loc. of government does not exist where the use may be appropriately located or the use is unlawf.

In Michigan, courts interpret statutes according to their plain and ordinary language. See *Warren v Station, Inc v City of Bronson*, 241 Mich App 384, 388; 615 NW2d 769 (2000). A variety of courts have reviewed the provision above and have made various findings and conclusions. Below are some examples of how courts have applied the statute above in list form for convenience.

1. Not every land use is per se appropriate for every community due to unique circumstances across the townships. For example, industrial land uses are likely not appropriate for Mackinac Island. *Hendee v Putnam Twp*, 486 Mich 556, 576-77; 786 NW2d 521 (2010).
2. Generally speaking, all land uses will be subject to this standard under the Michigan Zoning Enabling Act, unless there are special zoning preemption provisions such as those for electrical transmission lines, adult foster care facilities and similar land uses, oil and gas wells, among other land uses. *Kyser v Kasson Twp*, 486 Mich 514, 542; 786 NW2d 543 (2010).
3. A “desire” (economic, self-serving want) for a land use is not the same as a demonstrated need for the land use. *Int'l Outdoor v City of Livonia*, unpublished per curiam opinion of the Court of Appeals, issued June 14, 2016 (Docket No. 325243), pp *28-29. Demonstrated need generally relates to a public need for the land use.
4. The burden to “prove” exclusionary zoning includes the obligation to prove a zoning ordinance totally prohibits the proposed land use. *Houdek v Centerville Twp*, 276 Mich App 568, 578; 741 NW2d 587 (2007).
5. A challenge under a statutory exclusionary zoning claim is likely not “ripe” or appropriate if a developer has not sought out all potential requests it can make to site the land use (e.g., variances) *Putnam Twp*, 486 Mich 556 at 573 (2010).

Key takeaways from the statutory provision above in addition to the findings from various courts under MCL 125.3207 are: (1) the provision only governs when a land use is totally prohibited; (2) there must be a “demonstrated need” for the land use within a township or surrounding community unless the land use may not be appropriately located (including being unlawful).

Tips to Guard Against Excluding an Appropriate Zoning Use

Understanding the framework for the statutory prohibition on exclusionary zoning, townships should consider several concepts when assessing their master plans, adopting new zoning ordinances, or amending their current zoning ordinances. Below is a list of considerations that townships should consider when assessing their master plan, and drafting, amending, and applying their zoning ordinances to avoid a statutory exclusionary zoning challenge.

1. **Generally, do not prohibit land uses.** The statutory prohibition on exclusionary zoning does not apply if a township does not totally prohibit land use in its zoning ordinance. For land uses that cause compatibility issues, consider allowing them in specific zoning districts and subjecting them to special land use permit review where conditions can mitigate against the impacts from the use.
2. **If a new land use is being proposed or limitations are being imposed that might effectively ban a use, think about the “need” for it.** If a township is considering a request regarding a new land use or limitations being imposed for a current use that effectively bans that use within its boundaries, the first prong of MCL 125.3207 will be met and there may be a higher probability of facing challenges under exclusionary zoning. If a zoning ordinance prohibits a land use intentionally, a township must be prepared to have evidence and/or sufficient reasoning of why the land use is not needed in the township or in the region. This will be particularly difficult to satisfy for those uses with a public need in the area or region.
3. **Use the master planning process as a tool.** Points #1 and #2 involve considering the

“den... rated need” for the land use within a township or surrounding community unless the land use may not be appropriately located (including being unlawful).

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3. **Use the master planning process as a tool.** Points #1 and #2 involve considering the appropriateness of land uses in a township and whether land uses are needed in a township or region. These are great items to address in a master plan regarding future land use development. Points in a master plan about these issues could be relied on related to application of MCL 125.3207.
4. **Study land uses that may be unfamiliar.** Zoning ordinances will not perfectly anticipate all land uses that may become more prevalent over the years. For example, the rapid development of utility-scale solar energy projects is something that many may have not anticipated decades ago when many zoning ordinances were written. To avoid potential statutory exclusionary zoning challenges, consider studying new land uses and temporarily pause consideration of such land uses rather than just pointing to a zoning ordinance and informing a developer that the land use is prohibited. Information about imposing moratoriums is available in a separate e-letter here: <https://fsbrlaw.com/2023/03/31/pressing-pause-answers-to-seven-frequently-asked-questions-about-moratoriums/>.
5. **Understand the risk.** Quite simply, more restrictive zoning regulations will create more opportunities for challenges from developers based on statutory exclusionary zoning theories, among other legal theories. Although not the topic of this E-letter, developers may challenge restrictive zoning ordinances on theories very similar to MCL 125.3207 such as older common law and constitutional theories. See e.g., *Int'l Outdoor v City of Livonia*, unpublished per curiam opinion of the Court of Appeals, issued June 14, 2016 (Docket No. 325243), n 1.

We hope the above helped outline how the Michigan Zoning Enabling Act's exclusionary zoning language works and how courts have applied the test. Do not hesitate to contact us if your township needs help applying the statutory test above or otherwise needs guidance on how other challenges may apply to your zoning ordinance provisions.

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to Alexander Curley, Hayes Treasurer, Hayes supervisor, CT Martin

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MCL 125.3207 is the Michigan Zoning Enabling Act's statutory provision addressing "exclusionary zoning." It provides:

A zoning ordinance or zoning decision *shall not have the effect of totally prohibiting* the establishment of a land use within a local unit of government in the presence of a *demonstrated need for that land use within either that local unit of government or the surrounding area within the state*, unless a *location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful*.

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2. **If a new land use is being proposed or limitations are being imposed that might effectively ban a use, think about the “need” for it.** If a township is considering a request regarding a new land use or limitations being imposed for a current use that effectively bans that use within its boundaries, the first prong of MCL 125.3207 will be met and there may be a higher probability of facing challenges under exclusionary zoning. If a zoning ordinance prohibits a land use intentionally, a township must be prepared to have evidence and/or sufficient reasoning of why the land use is not needed in the township or in the region. This will be particularly difficult to satisfy for those uses with a public need in the area or region.
3. **Use the master planning process as a tool.** Points #1 and #2 involve considering the appropriateness of land uses in a township and whether land uses are needed in a township or region. These are great items to address in a master plan regarding future land use development. Points in a master plan about these issues could be relied on related to application of MCL 125.3207.
4. **Study land uses that may be unfamiliar.** Zoning ordinances will not perfectly anticipate all land uses that may become more prevalent over the years. For example, the rapid development of utility-scale solar energy projects is something that many may have not anticipated decades ago when many zoning ordinances were written. To avoid potential statutory exclusionary zoning challenges, consider studying new land uses and temporarily pause consideration of such land uses rather than just pointing to a zoning ordinance and informing a developer that the land use is prohibited. Information about imposing moratoriums is available in a separate e-letter here: <https://fsbrlaw.com/2023/03/31/pressing-pause-answers-to-seven-frequently-asked-questions-about-moratoriums/>.
5. **Understand the risk.** Quite simply, more restrictive zoning regulations will create more

“demonstrated need” for the land use within a township or surrounding community unless the land use may not be appropriately located (including being unlawful).

Tips to Guard Against Excluding an Appropriate Zoning Use

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We hope the above helped outline how the Michigan Zoning Enabling Act’s exclusionary zoning language works and how courts have applied the test. Do not hesitate to contact us if your township needs help applying the statutory test above or otherwise needs guidance on how other challenges may apply to your zoning ordinance provisions.

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① Data Center Advisory Work Group



Application for Service on Data Center Advisory Work Group

09195 Major Douglas Sloan Road, Charlevoix, MI 49720 (231) 547-6961

Applicant Name: Donald Gregory

Street Address: 7250-103 Lower Kelsey

City, State & Zip: Charlevoix, MI 49720

Telephone No.: [REDACTED] mobile home work

Email Address: [REDACTED]

Are you a registered voter in Hayes Township? Yes No

Are you a property taxpayer in Hayes Township? Yes No

Education:

BS Accounting

Please briefly describe your employment history:

40 year career in Information Technology (IT).

Explain why you want to volunteer and what makes you a good candidate.

Why? Data centers require regulation
What? I put together "data centers" back when they were called
"computer rooms" and managed/helped manage the systems
running in them. I worked as a programmer in various
languages, analysis and design, database and network administration
project manager, and team lead, in small and medium size
organizations, and very large ones. I like to think I
bring to the table good analytical and research skills, as
well as working in a cooperative, results driven, goal
oriented manner with other people.

State any particular experiences or skills you believe would further qualify you for this position:

See the why and what

Do you believe you will have any conflicts of interest? No

You may attach a separate letter of interest, resume or other summary of your background and experience for appointment to the body you are interested in.

Reference(s) (Name, Address, Telephone):

Rod Slocum, 313-330-6911

Art & Lois Gibbs, 313-313-0000

Signature Donald [Signature] Date signed 2020-11-13

Please return to: Hayes Township, 09195 Major Douglas Sloan Road, Charlevoix, MI 49720. Or by e-mail to: clerk@hayestownshipmi.gov

Hayes Township is an Equal Opportunity Employer and will not discriminate among applicants or employees with regard to race, religion, sex, age, national origin, height, weight, marital status, non-disqualifying disability, veteran status or on the basis of any characteristic that is protected by state or federal law.

Re: Reasons for the Hayes Township moratorium on data centers

1 message

Bill Conklin <supervisorhayestownshipmi@gmail.com>

Tue, Apr 14, 2026 at 5:31 PM

To: Melvin Czechowski [REDACTED]

Cc: Roy Griffiths <rwgriffits3@gmail.com>, Kristin Baranski Clerk <clerk@hayestownshipmi.gov>

Your points are very good – I am certain these will be part of the review and investigations which will be undertaken by the Data Center Work Group.

There is no "policy" of making the Applications of individuals seeking to be appointed to PC, ZBA or Committees available to the public, but that information is available. I will forward your request to the Clerk and the Chairs of the STR Advisory Committee and the Data Center Work Group, asking for their position on the matter. I know that you can FOIA the information but I am wondering if the Clerk/Board or the Committee chairs can make that decision to send you the applications which were submitted. As far as the reasons why a certain applicant was appointed or not, would appear to be privileged and confidential since candid discussions would then be discouraged if one's opinion about an applicant was to be made public, but I am not certain about that. I will research that.

Once I have reviewed the matter, then I will respond.

Bill Conklin
[REDACTED]

On Tue, Apr 14, 2026 at 1:50 PM Melvin Czechowski [REDACTED] wrote:

Bill,

Data Centers:

I believe the reasons for the Hayes Township moratorium on data centers should be because of the apprehensions many Hayes citizens have on the potential adverse affects of data centers in their communities.

Among these affects are a) excessively high electricity consumption (which can lead to higher customer bills), b) large amounts of water for cooling (which can cause local water issues), c) air pollution due to use of diesel powered generators as back-up power sources, d) noise due to operation of cooling units, e) centers can and have used large amounts of land (many times prime farmland), f) localized heat islands around these centers, g) need for increased transmission lines to these centers as they require large amounts of electricity (which may be paid for by electrical consumers), h) many data centers need to be protected because of their data, which means fences, walls and high powered lights which can adversely affect life in neighboring communities. There are other reason, but these are the key ones for me.

Aside from these concerns are privacy and political ones. Citizens are also concerned because of the large amounts of their personal data is kept in data centers, and fear of how data centers (particularly with AI) will be used for nefarious reasons by business and government.

We know that data center information (and AI) is and can be used for the benefit of all of us, and there is no need to concentrate much effort on that.

I still do not know if the initial data center meeting discussions will be published on the Township website. Information only need to let the public know what was discussed and the next steps (similar to what CT Martin wrote on his report).

I know the names of the members of the STR and Data Center committees, but I do not know why the leaders of the committees chose them. What are members backgrounds and why do they want to participate? Is that available on the Township Website or at the Township?

Regards,

Mel



Roy and I discussd the attached Response as a Handout for 4/13

3 messages


Bill Conklin <supervisorhayestownshipmi@gmail.com>

Wed, Apr 8, 2026 at 5:41 PM

To: April Hilton <deputyclerkhayes@gmail.com>, Kristin Baranski Clerk <clerk@hayestownshipmi.gov>

This does not have to be in the Packet perhaps but we would like it to be a handout for members of the Public for April 13, 2026 --

Thanks

 **Data Centers_Address Rumors 4-13-26.pdf**
115K**Bill Conklin** <supervisorhayestownshipmi@gmail.com>


Wed, Apr 8, 2026 at 6:16 PM

To: April Hilton <deputyclerkhayes@gmail.com>, Kristin Baranski Clerk <clerk@hayestownshipmi.gov>

Please pitch the prior attachment -- my "editor" corrected some of my wording - ha-- please use this version --

thanks,
Bill

[Quoted text hidden]

 **Data Centers_Address Rumors 4-13-26.pdf**
114K**clerk hayestownshipmi** <clerkhayestownshipmi@gmail.com>

Thu, Apr 9, 2026 at 9:43 AM

To: Roy Griffitts <nwgriffitts3@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Bill Conklin <supervisorhayestownshipmi@gmail.com>**Date:** April 8, 2026 at 6:17:02 PM EDT**To:** April Hilton <deputyclerkhayes@gmail.com>, Kristin Baranski Clerk <clerk@hayestownshipmi.gov>**Subject:** Re: Roy and I discussd the attached Response as a Handout for 4/13

[Quoted text hidden]

<Data Centers_Address Rumors 4-13-26.pdf>

ADDRESSING RUMORS REGARDING DATA CENTER

The Hayes Township Board of Trustees and the Hayes Township Planning Commission are aware that claims have been circulating on social media that a data center proposal will be considered by Hayes Township. We also have heard concerns that Hayes Township is adopting ordinance language to allow or facilitate data centers. Please note the following facts:

1. No application for a data center land use has been received by nor has there been any discussion concerning a plan for a data center involving any Hayes Township personnel.
2. As of this date, no site plan, proposal, or inquiry regarding a possible data center has been discussed or received by any Hayes Township personnel.
3. Over the next 9 months, our Data Center Work Group will undertake its thorough investigation, review, study and research regarding possible provisions and conditions to be contained within a Data Center Ordinance.
 - Currently the Hayes Township Zoning Ordinance does not include provisions to regulate data centers.
 - State law prohibits exclusionary zoning – meaning the Township cannot use the Zoning Ordinance to exclude a certain type of land use. Therefore, it is not possible to simply reject any data center proposal or adopt an ordinance that would ban data centers entirely.
 - Hayes Township is not reacting to any request for a data center; rather, we are working responsibly to get ahead of any request:
 - a. We passed a resolution for a one-year moratorium in March;
 - b. We formed a Data Center Work Group before receiving any application/request for a land use, involving a data center;
 - c. Our Data Center Work Group will be investigating strategies, reviewing case law, researching legal analyses and other ordinances to determine how to appropriately regulate the possible uses within the confines of legal precedent and how to protect the environment and our natural resources, while safeguarding the health, safety, and welfare of the township residents.

William M. Conklin

William M. Conklin, Supervisor
Hayes Township
Charlevoix County
April 13, 2026

Subject: Wednesday agenda



Roy Griffitts <rwgriffitts3@gmail.com>
to Hayes DCworkgroup

Good evening all,

Attached please find an agenda draft for Wednesday. This first meeting is just for members of the group, to meet and get organized, talk about how we move forward and how to respond to the inevit.

If any of you have any questions or concerns, feel free to email me or call me at [REDACTED]

See you all Wednesday at 7

Thanks,

Roy


—

You received this message because you are subscribed to the Google Groups "Hayes DCworkgroup" group.


To unsubscribe from this group and stop receiving emails from it, send an email to hayes-dcworkgroup+unsubscribe@googlegroups.com.

To view this discussion visit <https://groups.google.com/d/msgid/hayes-dcworkgroup/488b640d-a534-4599-bb2b-06c2030d2a85n%40googlegroups.com>.

For more options, visit <https://groups.google.com/d/optout>.

One attachment • Scanned by Gmail  Add to Drive



 040826 Data Cen..



Data Center Work Group

April 8, 2026

7 pm

To Do List – AKA – Agenda

Let's introduce ourselves to each other, who we are, what we do and why we wanted to help.

We can try to set some sort of meeting calendar.

What do we want to come out this process?

Let's learn a common language and prepare to teach it to the township.

How do we communicate with each other and the public?

Ideas from the group to talk about.



Subject: Re: test



Joe McHugh
to Roy Griffiths, Hayes DCworkgroup

Mar 26, 2026 5:49 PM

Hi Roy,

Sorry for the noise interference on the zoom meeting . The 7th or the 8th will work for me for a meeting .

Thanks

Joe McHugh

From: hayes-dcworkgroup@googlegroups.com <hayes-dcworkgroup@googlegroups.com> on behalf of Roy Griffiths <rgriffitts3@gmail.com>

Sent: Thursday, March 26, 2026 5:49:29 PM

To: Hayes DCworkgroup <hayes-dcworkgroup@googlegroups.com>

Subject: test

CAUTION: This email originated from outside of Great Lakes Energy. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, please use PhishAlert.

I have created this google group to funnel emails from the public into one location so we can keep track of them and we can all see them. We will talk about this further. this is a test to see if I am doing. correctly.

Roy

--

You received this message because you are subscribed to the Google Groups "Hayes DCworkgroup" group.

To unsubscribe from this group and stop receiving emails from it, send an email to hayes-dcworkgroup+unsubscribe@googlegroups.com.

To view this discussion visit <https://groups.google.com/d/msgid/hayes-dcworkgroup/a4512aa0-b55c-46f4-9ff7-dc353bda8c94n%40googlegroups.com>.

For more options, visit <https://groups.google.com/d/optout>.


Subject: new member profile

Roy Griffiths <roy.griffitts3@gmail.com>
to Hayes DCworkgroup


Thu, Mar 26, 5:54 PM

Please find a brief profile on Jon Purdy who will be joining the group. He will not be able to join us tonight.

You received this message because you are subscribed to the Google Groups "Hayes DCworkgroup" group.
To unsubscribe from this group and stop receiving emails from it, send an email to hayes-dcworkgroup+unsubscribe@googlegroups.com.
To view this discussion visit <https://groups.google.com/d/msgid/hayes-dcworkgroup/b719c1e2-fad1-49d9-8fcd-831e5f4ad0a8n%40googlegroups.com>.
For more options, visit <https://groups.google.com/d/optout>.

One attachment • Scanned by Gmail  Add to Drive



 Jon Purdy Datace.

Jon Purdy

IT Manager for Precision Edge Surgical Products

Graduated from Northern Michigan University in 2003 with a BS in Network Computing (Computer Science degree)

I have lived in Hayes Township for 44 of my 46 years, with the exception being college at NMU, and then two years in Marion Township.

My first IT related job out of college was with NMCS, a local Managed Service Provider primarily for the Burns Clinic and other medical professionals in the Petoskey area.

After being with NMCS for a year, an opportunity for a job as the Network Administrator for LexaMar became available, and I worked there from 2004 to 2023. For the last 5 years of my time there, I was the IT Manager, after the retirement of my previous manager.

In 2023 I started my current position as the IT Manager for Precision Edge Surgical Products.

In both latter positions the company that I worked for was part of a much larger corporation, and the technology implemented has involved the use and regulation of AI technologies as they became more prevalent in the industry.

My primary stance on AI is the following:

1. While there are indeed use cases for AI, the rapid expansion and integration of AI in every device and website is unnecessary at best, and unwanted and dangerous at worst.
2. The current financial structure of most, if not all AI companies is untenable and brings into question the long-term viability and stability of large-scale AI datacenters.



MaryJo Smith

to Roy Griffiths

Thank you so much for understanding

I am feeling better today so fingers crossed I can get it together tonight 🙏

I'm healing fairly quickly for the amount of damage I did in the fall but it takes time.

I will do my best to join tonight 🙏

Thanks

MJ

Sent from my iPhone

On Mar 26, 2026, at 6:34 AM, Roy Griffiths <rwgriffits3@gmail.com> wrote:

Oh Mary Jo I am sorry that you have hurt yourself. The good news is that the meeting is tonight at 7. So we have another opportunity. I understand how these things go. I had a knee replacement replaced again two weeks ago and I sleep when I can in a recliner.

Fingers crossed you can join but if not we will catch up with you. Yes we still want your participation as you are able to.

Roy

On Mar 26, 2026, at 5:52 AM, MaryJo Smith <maryjo.smith@gmail.com> wrote:

Dear Roy,

I need to apologize for missing the zoom meeting last night. I had an accident last friday falling on my basement stairs. In the fall I hit the back of my head on the cement wall and last night was a bad night so I laid down when my husband got home from work and I just woke up a couple hours ago. This healing is taking a while but I would still like to help in this committee if you need my help.

Thank you for your time and understanding. I normally don't miss things but my body and healing do what they need to do when it's an injury this severe.

Thank you again

MaryJo Smith

Sent from my iPhone

On Mar 25, 2026, at 11:28 AM, Roy Griffiths <rwgriffits3@gmail.com> wrote:

7 pm. Sorry if I wasn't clear.

On Wed, Mar 25, 2026 at 10:55 AM MaryJo Smith <maryjo.smith@gmail.com> wrote:

What time is the meeting

Sent from my iPhone

On Mar 25, 2026, at 6:32 AM, Roy Griffiths <rwgriffits3@gmail.com> wrote:

Good Morning all,

If I have done this correctly the following link should work for tomorrow evening. This meeting will last no more than 40 minutes

Thanks,

Roy

<https://us04web.zoom.us/j/75369808856?pwd=RSPKB2uA66YMyN8pnl7jk934PHGIIA.1>

MaryJo Smith
to Roy Griffitts

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 Jon Purdy
to Roy Griffiths, Hayes DCworkgroup

Saw this article today and thought I'd share.

<https://futurism.com/artificial-intelligence/seminole-nation-data-centers>

On Fri, Mar 27, 2026, 09:17 Roy Griffiths <rwgriffitts3@gmail.com> wrote:

Good morning all,

I clearly picked the wrong day and time and caught you folks traveling or otherwise busy. Apologies for that.

Short recap.

We settled on Wed. April 8 at 7 pm for our next attempt at meeting one another. I think we should meet at the township hall.

We can confirm our meeting schedule and we can start to firm up the parameters of our project.

In the mean time, let's continue to gather information and if you wish we can start to provide some written thoughts about the issues and challenges from what we find or out or from our experience. Last night I looked for information on how data centers generate revenue which interestingly lead to information on size and structure. I am attaching a couple of articles on this topic. It seems to suggest one of the criteria that we should include in our report.

I look forward to meeting all of you and reading anything that you care to share as you noodle on this topic.

Roy

<https://optrium.co.uk/how-do-data-centres-make-money/>

<https://www.globaldatacenterhub.com/p/the-3-ways-data-centers-make-money>

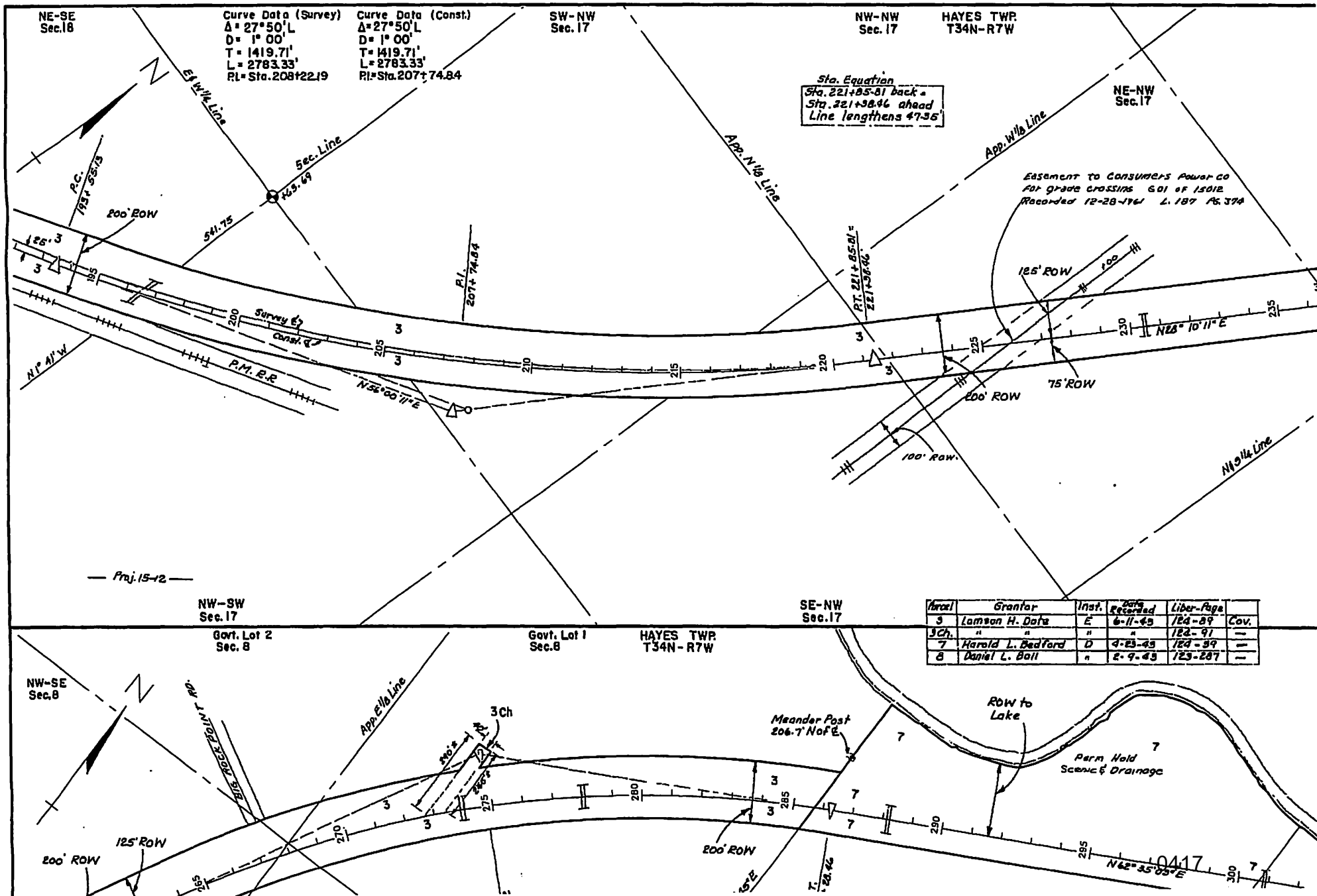
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Curve Data (Survey) Curve Data (Const.)
 $\Delta = 27^\circ 50' L$ $\Delta = 27^\circ 50' L$
 $D = 1^\circ 00'$ $D = 1^\circ 00'$
 $T = 1419.71'$ $T = 1419.71'$
 $L = 2783.33'$ $L = 2783.33'$
 $RI = \text{Sta. } 208 + 22.19$ $RI = \text{Sta. } 207 + 74.84$

Sta. Equation
 Sta. 221 + 85.81 back =
 Sta. 221 + 38.46 ahead
 Line lengthens 47.35'

Easement to Consumers Power Co
 for grade crossings 601 of 15012
 Recorded 12-28-1961 L. 187 A5.374

Area	Grantor	Inst.	Date Recorded	Liber-Page	Cov.
3	Lambert H. Dole	E	6-11-49	124-89	---
3 Ch.	"	"	"	122-91	---
7	Harold L. Bedford	D	4-23-49	124-39	---
8	Daniel L. Ball	"	2-9-49	125-287	---

Proj. 15-12

NW-SW
 Sec. 17
 Govt. Lot 2
 Sec. 8

Govt. Lot 1
 Sec. 8 HAYES TWP
 T34N-R7W

SE-NW
 Sec. 17

NW-SE
 Sec. 8

200' ROW

125' ROW

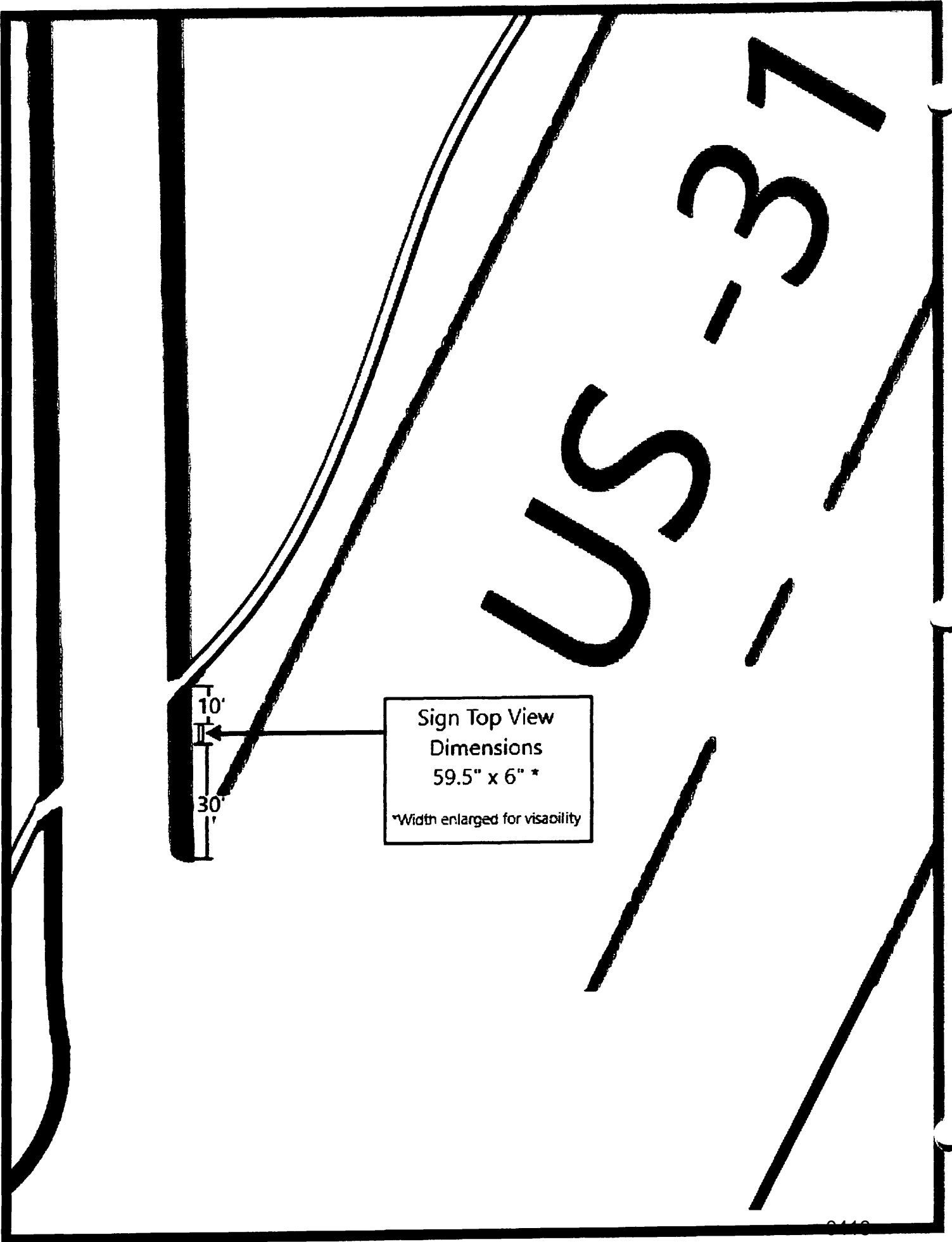
200' ROW

ROW to Lake

Perm Hold
 Scenic & Drainage

Meander Post
 206.7 N of E

0417
 $N 62^\circ 35' 05" E$



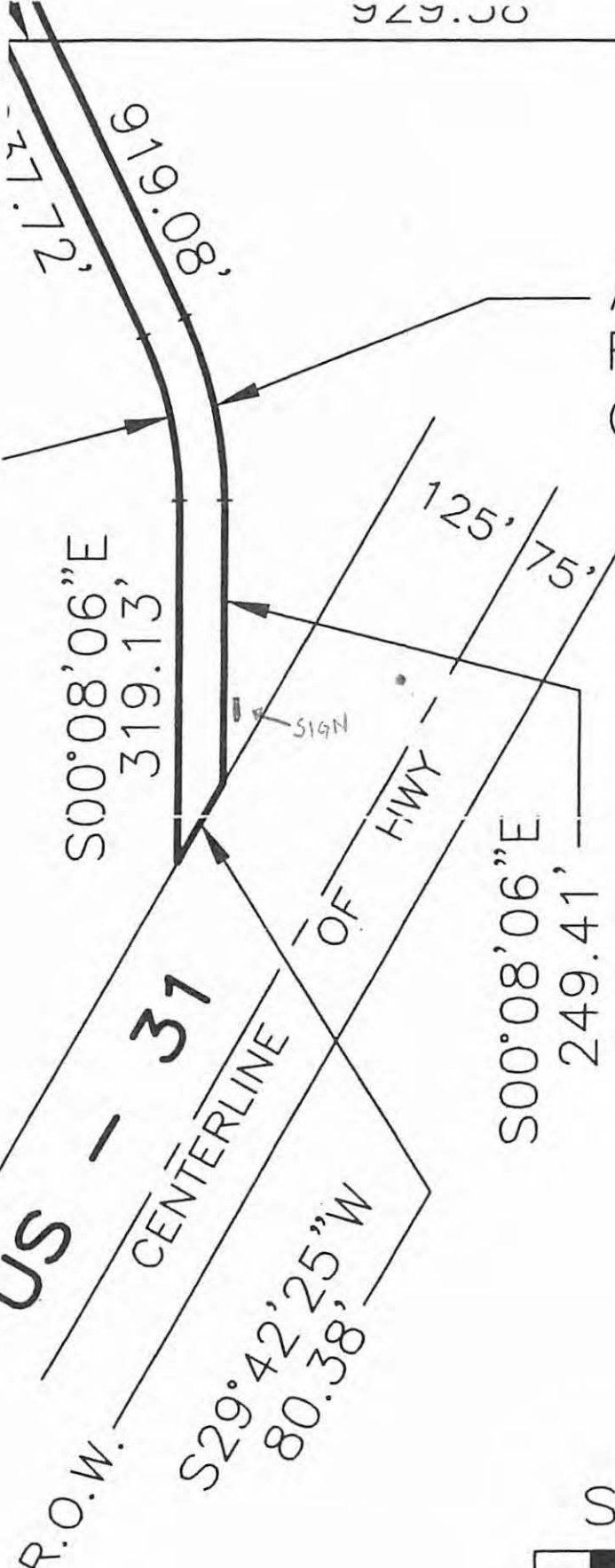
Sign Top View
Dimensions
59.5" x 6" *

*Width enlarged for visability

10"

30"

929.50



ARC=167.08'
 RADIUS=384.84
 CHORD=N12°34'20\"W 165.77

S00°08'06\"E
 319.13'

S00°08'06\"E
 249.41'

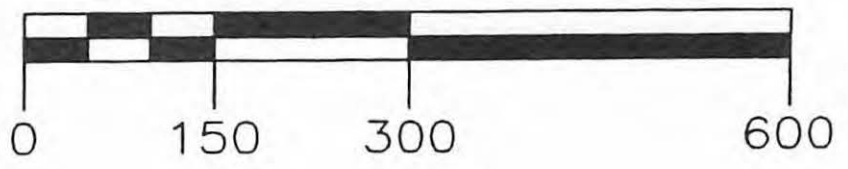
US - 37
 CENTERLINE
 OF HWY
 R.O.W.
 S29°42'25\"W
 80.38'

SIGN

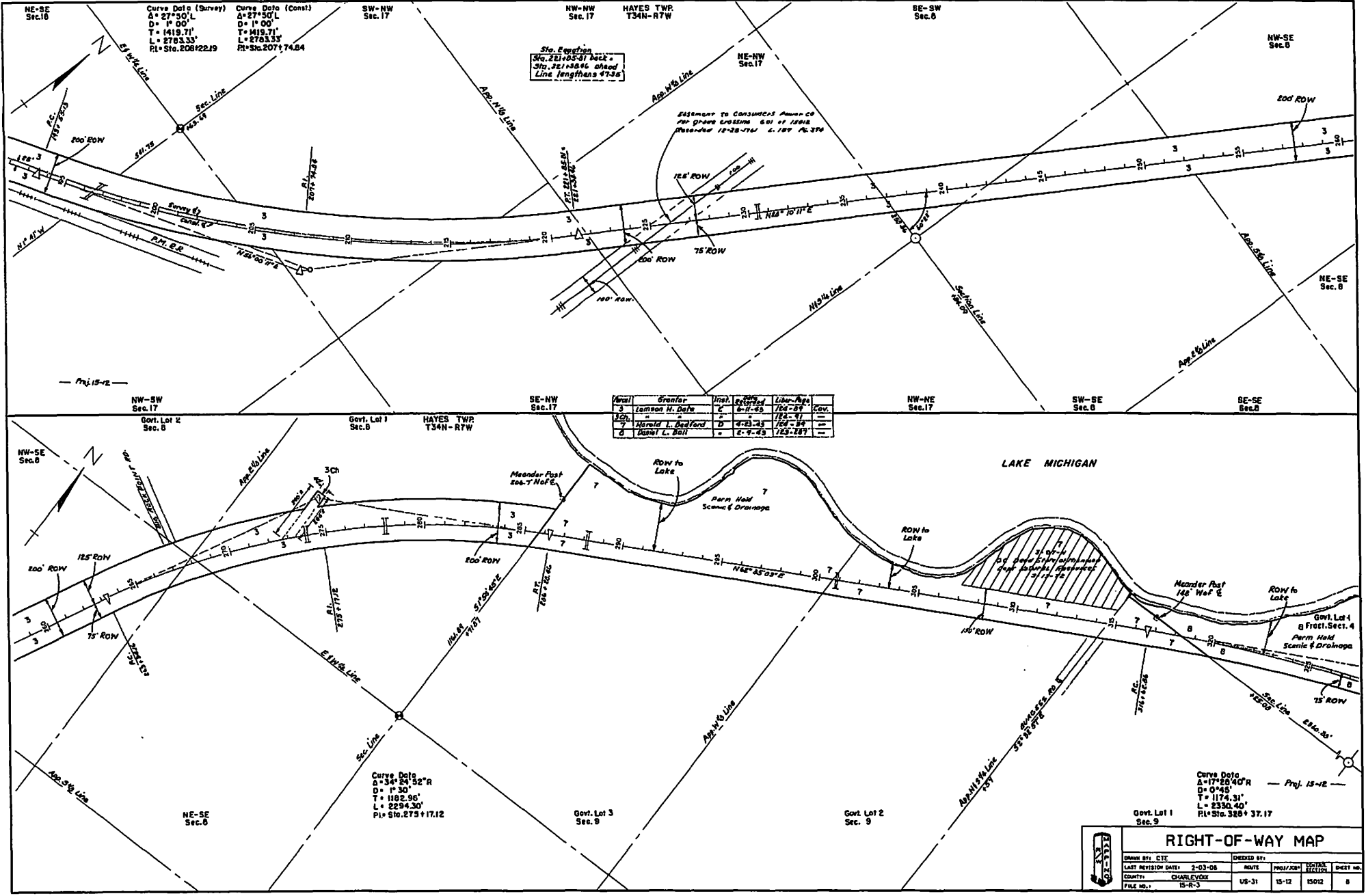
125'
 75'



SCALE 1" = 150'



Abletec



Parcel	Grantor	Area	Acres	Area	Area	Area
3	James H. Dale	E	4-11-49	104-89		
7	Herald L. Bradford	D	2-23-73	124-39		
8	Harold L. Dale		2-9-48	125-287		

RIGHT-OF-WAY MAP

DRAWN BY: CTE
 LAST REVISION DATE: 2-03-08
 COUNTY: CHARLEVOIX
 FILE NO.: 15-R-3

CHECKED BY:
 ROUTE: 15-31
 DISTRICT: 13-12
 SHEET NO.: 15012 8

Curve Data
 Δ = 17°29'40" R
 D = 0°45'
 T = 1174.31'
 L = 2336.40'
 PI = Sta. 328+37.17

Curve Data
 Δ = 34°54'52" R
 D = 1°30'
 T = 1182.96'
 L = 2234.30'
 PI = Sta. 275+17.12

Curve Data (Survey)
 Δ = 27°50' L
 D = 1°00'
 T = 1419.71'
 L = 2703.33'
 PI = Sta. 208+22.19

Curve Data (Const.)
 Δ = 27°50' L
 D = 1°00'
 T = 1419.71'
 L = 2703.33'
 PI = Sta. 207+74.84

Govt. Lot 1
 Sec. 9

Govt. Lot 2
 Sec. 9

Govt. Lot 3
 Sec. 9

Govt. Lot 1
 Sec. 8

Govt. Lot 2
 Sec. 8

Govt. Lot 4
 Part Sect. 4
 Perm Hold
 Scenic & Drainage

Proj. 15-12



0421

HAYES TOWNSHIP

Zoning Permit

The permit must be visible from the highway frontage

*Any person willfully destroying this permit before the completion of this building
will be punished to the full extent of the law.*

Date 04/23/2025

Permit No. 25-04-04

ISSUED FOR THE ERECTION OF A

New 50"X59.5" Sign Located as shown on Site Plan

Special Conditions _____

Location 10269 US 31 N Charlevoix MI 49720

PIN 15-007-108-001-15

Owner Holtec

Contractor Prolmayer

Ron VanZee
Zoning Administrator



Hayes Township Zoning Permit Application
9195 Major Douglas Sloan Rd.
Charlevoix, MI 49720
(231)547-6961

Zone District: I Permit Number: 25-04-04 Fee: \$50.00 Date: 4-23-24

GENERAL INFORMATION

Property Owner Name(s) Holtec

Mailing Address 10269 US Hwy 31 North

Telephone 231-237-2302 Cell: 249-303-0724 EMAIL: +lacroix@holtec.com

PROPERTY INFORMATION

Property Tax ID Number(s) 15-007-¹⁰⁸001-15

Property Address 10269 US 31 N, Charlevoix, MI 49720

Contractor Pro Image Contractor Contact Information 231-322-8052

PROPOSED USE OF PROPERTY

Type of Improvement(s)(describe) Commercial Sign

New Construction Reconstruction Addition Sign Other

Dimensions of Proposed Structure 50 x 59.5 HEIGHT 7 FT

PROPOSED ZONING PERMIT

Special Use Type of Special Use _____ Rezone Land Division/Split Involved?

PERMITS & REQUIRED DOCUMENTS

Site Plan Required _____ Survey Required _____ Health Dept. _____

Road Commission _____ Soil & Erosion _____ Corps of Engineers _ D.N.R._ D.E.Q._

Owners Signature(s) Tom LaCroix  _____

Zoning Administrator Signature _____

SEE ADDITONAL PAGES

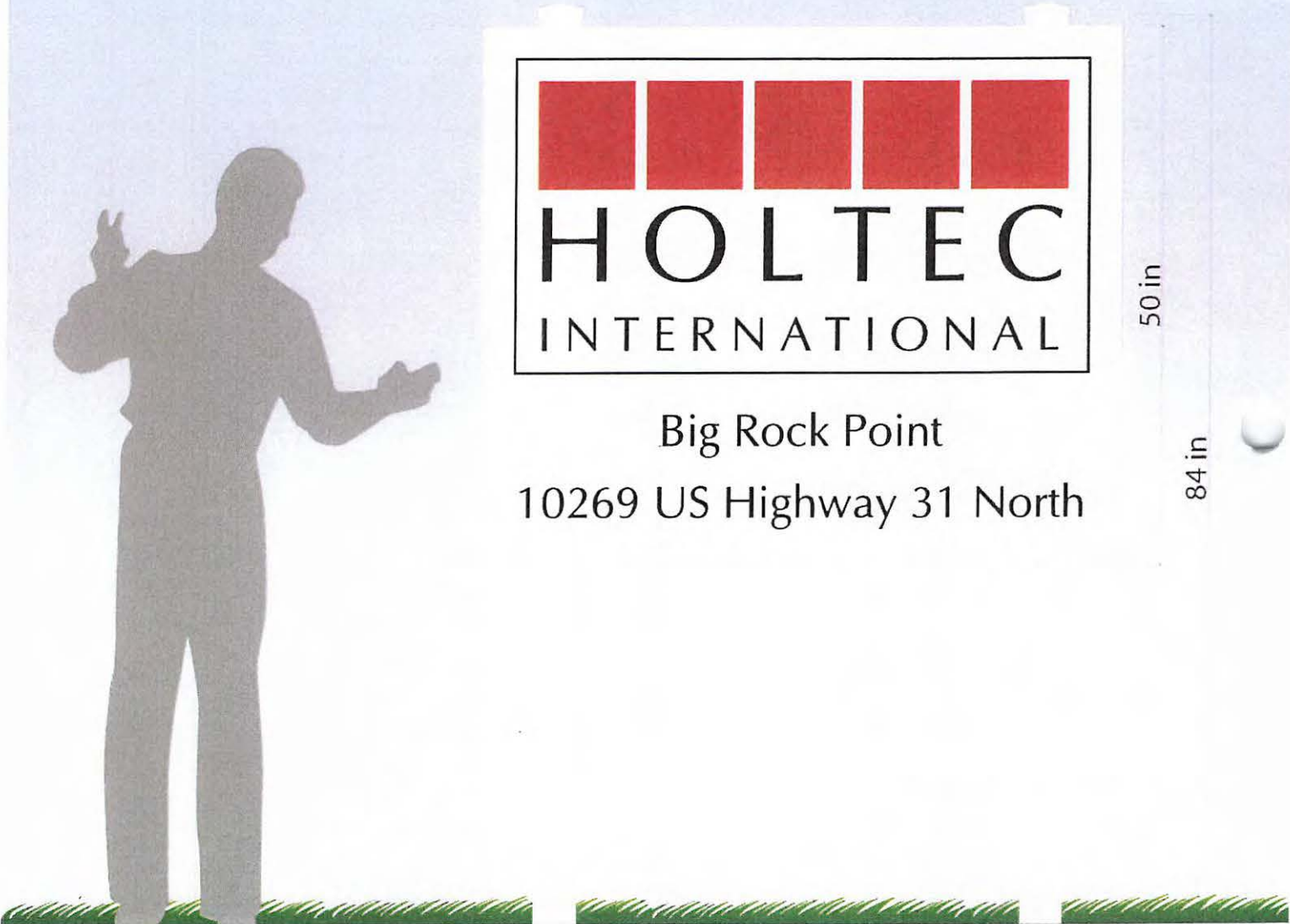
OPTION B

Post & Panel Sign

50" x 59.5" Double Sided - Top of Sign 7' Tall

Full Coverage Printed Reflective Graphics

4" x 4" x 10' Treated Posts w/ White PVC Sleeves & Flat Caps



Big Rock Point
 10269 US Highway 31 North

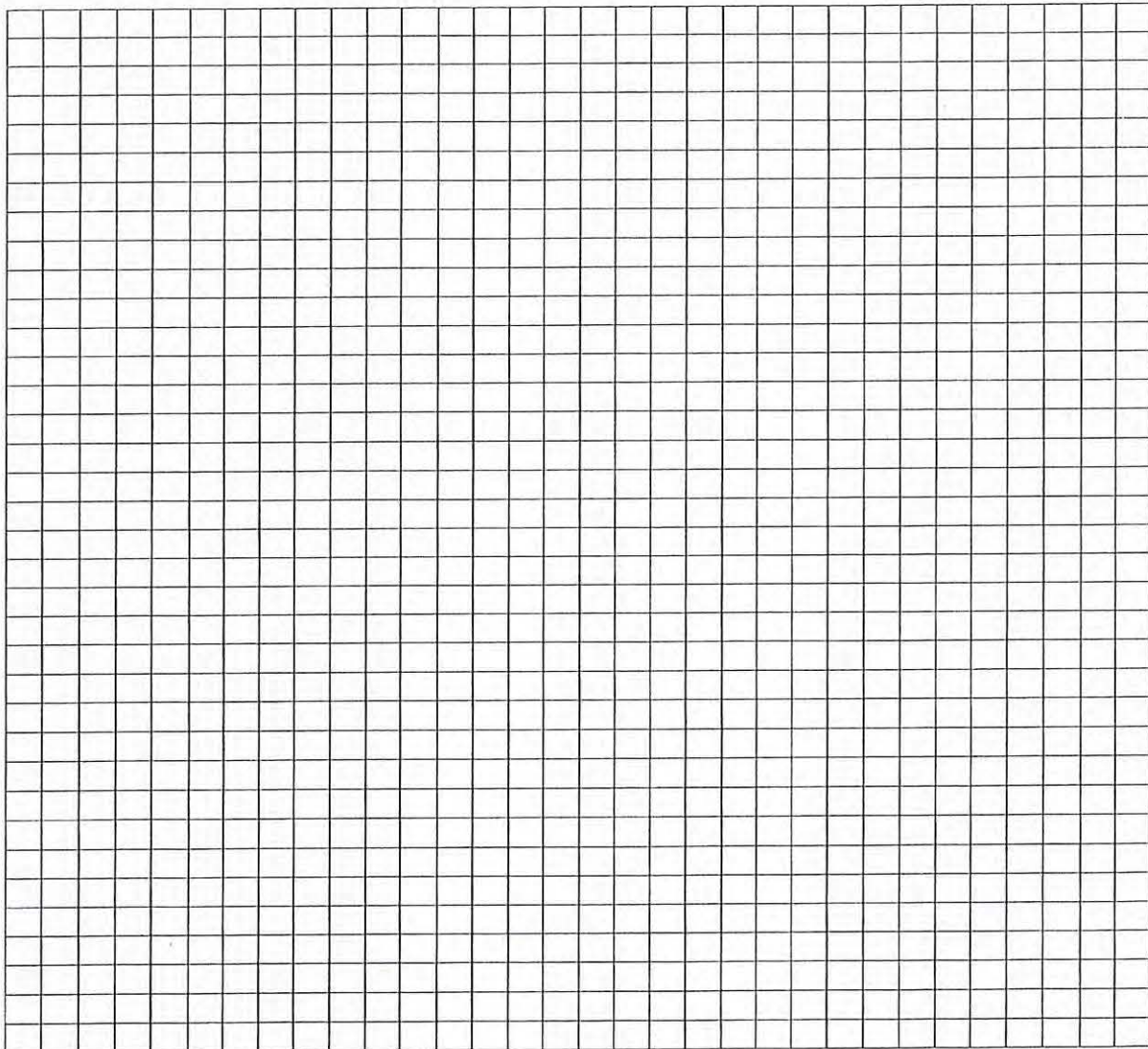
PLEASE CHECK ALL INFORMATION CAREFULLY

TRAVERSE CITY • PETOSKEY • TORCH RIVER • 231-322-8052

			
CLIENT:	DESCRIPTION:	ORDER NUMBER:	APPROVAL DATE:
Holtec	Post & Panel Sign	Invoice #250686	

Important: It is client's responsibility to verify all spelling and design content prior to approval. Pro Image Design will make changes ONE time after the initial concept, from that point any revisions will be billed at \$95 per hour. The artwork created or furnished by PRO IMAGE DESIGN shall remain their exclusive property. If reproduction of content or ideas from the attached design occurs, PRO IMAGE DESIGN expects to be reimbursed for all costs incurred in time, materials, and effort entailed in creating these plans. All artwork is the property of Pro Image Design • Copyright 2022

Prepare a drawing on the grid sheet or a separate sheet of paper showing lot location (road names, lakeshore, ordinary high water mark, streams, easements, rights-of-ways, unusual topographic features), lot dimensions, location and dimensions of all existing and proposed structure(s) including height, distance between structure(s) and front, rear and sides lot lines. Locate driveway, giving distance to nearest side lot line. Also show locations of well, septic tank and drain field. Please refer to Instruction page.



NOTE: The Township must inspect the layout of the building and verify all application information. The signature of the applicant on this application authorizes the inspection of this property. Please call the Zoning Administrator at 231-547-6961 when the site is staked, but before construction begins. Mail completed application to: Zoning Administrator, 09195 Major Douglas Sloan Road, Charlevoix, MI 49720. You may also contact the Zoning Administrator at zoning@hayestownshipmi.gov. For waterfront properties: a shoreline inspection is also required. A signed application authorizes the Township officials and consultants to visit and inspect property.

Whenever your property has an improvement added, it is added to the Hayes Township Assessment Roll. The Hayes Township Assessor is notified of new zoning permits & will visit your property to assess the improvements. If you prefer to have an appointment vs the assessor coming to your home unannounced, you should contact the assessor to schedule an appointment. Assessor, 231-497-9361.

**HAYES TOWNSHIP
ZONING PERMIT PROCEDURES**

House/Mobile Home Permit

- Health Department Permit for Septic & Well - (231) 547-6523
220 W. Garfield, Charlevoix, MI 49720
- If wetlands are Involved or property is within 500 feet from a lake or stream a permit is needed from:
 - Charlevoix Soil and Water Conservation District- (231) 547-7236
Wendy Armstrong, 301 State St., County Building, Charlevoix, MI 49720
 - Michigan Department of Environmental Quality (517) 732-3541
1732 M-32 West, P.O. Box 667, Gaylord, MI 49735
- Driveway permit if new driveway or pavement/blacktop if existing drive
Charlevoix County Road Commission - (231) 582-7330, 1251 Boyne Ave., P.O. Box 39, Boyne City, MI 49712
- House number for any new residence. Charlevoix County Equalization -
(231) 547-7230, 301 State St., County Building, Charlevoix, MI 49720
- After Health Department Permit has been obtained, and when required, Soil erosion/Wetlands permit, a Zoning permit can be issued.
- Building Permit- (231) 547-7236 (Building Construction, Plumbing & Heating)
County of Charlevoix Building Inspection, 301 State St., County Building, Charlevoix, MI 49720

Accessory Building - Non Agriculture use

- If wetlands are involved or property is within 500 feet from a lake or stream a Wetlands and Soil Erosion Permit is needed.
- Zoning Permit required if square footage is more than 200 square feet or on a permanent foundation
- Building Permit

Accessory Building -Agriculture Use

Zoning Permit required.

- Building Permit, may not be required

Addition to Residence/Accessory Building

- All Setback regulations must be met.
- Building Permit is required.
- " If bedrooms are being added all above permits must be obtained.

Section 4.13 Schedule of Regulaf. --

Zoning District	District Name	Minimum Lot Area		Max.Ht. Structure	Minimum Yard Setbacks (h)			Minimum Square Footage	Max%of Impervfous Surface
		Area	Width	Feet	Front	Side	Rear		
CR	Conservation Reserve	NA	NA	35 (d)	NA	NA	NA	NA	15
A-1	Agricultural	10Ac	330ft	35 (b) (c)	25	50 (g)	50	600	30
RR-1	Rural Residential	5Ac	330 ft	35 (b)	25	25	25	900	15
R-1	Low Density Residential	2ac	200 ft	35 (a)	25	15	25	900	15
R-2	Small lot Residential	*ac.	120ft	35 (a)	25	15	25	900	20
R-3	One and Two Family Residential	20,000 sf/unit	100 ft	35	25	15	25	900	30
R-4	Multiple Family Residential	(e)	200 ft	35	40	30	40	900 (f)	50
R-5	Mobile Home Park - Residential	5,000 sf/unit	50ft	35	20	10	20	900	NA
C-1	Neighborhood commercial	1Ac	100 ft	35 (c) (d)	35	15	35	NA	60
C-2	General Commercial	2Ac	100 ft	35 (c) (d)	35	15	35	NA	60
1-1	General Industrial	2Ac	200 ft	50 (c) (d)	50	25	50	NA	60

- a. -Maximum height shall be 30' for structures located within 1000 feet of the ordinary high water mark of lakes, unless specifically waived by the Planning Commission upon finding the proposed structure is separated from the lake by an existing topographic feature so that the lake is not visible from a distance 1,000' from the ordinary high water mark.
- b. Exceptions to height standards for Agricultural Uses. The maximum height of permitted agricultural accessory structures that are essential and customarily used in agricultural operations associated with a farm shall be forty-five (45) feet, except that the maximum height of silos shall be one hundred (100) feet, provided that all such accessory farm structures shall be located at least one hundred (100) feet from any residential dwelling other than the dwelling on the lot or parcel where the accessory farm structures are located.
- c. Telecommunication towers, alternative tower structures, transmission and communication towers, utility microwaves, and public utility T.V. or radio transmitting towers shall not be subject to the height regulations of this Section, but shall be regulated pursuant to Section 7.01.20 of this ordinance.
- d. Wind Turbine Generators or Anemometer Towers shall not be subject to the height regulations of this Section, but shall be regulated pursuant to Section 3.10- Noncommercial Wind Turbine Generators or Section 7.01.21-Wind Turbine Generators of this ordinance.
- e. Density regulations of this zone district -Not more than four (4) dwelling units per net acre shall be permitted in this zone district, except as otherwise herein provided. There shall be a minimum of fifty (50) percent of the gross area of the proposed "R-4" Zone District maintained as open space or non-profit recreational uses. In the process of determining the usable net acreage in a particular "R-4" project, the developer shall not consider lands having a slope greater than 20% (20 feet of vertical fall in 100 lineal feet).
- f. If the developer proposes a mixture of units having differing floor plans, a minimum floor space of eight hundred fifty (850) square feet shall be maintained.
- g. The side yard setback for a single family dwelling shall be reduced to twenty-five (25) feet.
- h. Any property located on water frontage is also subject to the requirements of Section 3.14 Waterfront Regulations.

HAYES TOWNSHIP FEE SCHEDULE

TYPE OF APPLICATION/PERMIT	Fee
ZONING PERMITS Applications shall be filed in writing with the Zoning Administrator, and shall be signed by the applicant, or by his or her authorized agent. Enclosed a check payable to Hayes Township in the appropriate amount. Zoning Permit Fee is as follows: Projects costing between \$20,000 and \$70,000 Projects costing between \$70,001 and \$100,000 Projects in excess of \$100,000 If a zoning Permit expires and needs to be re-issued, the Zoning Permit application fee will be 1/2 of the original zoning permit application fee, as long as no changes are made from the original zoning permit application. Zoning Permit After the Fact Replanting Shoreland Protection Additional inspections of replanting Shoreland Protection/Landscaping (each time)*	50.00 Minimum 70.00 90.00 90.00 plus 10.00 for each increment of 20,000 over 100,000 Double Original Fee 100.00 50.00
BOARD OF APPEALS Initial Application (Additional hours billed at \$20.00/hour) Subsequent meeting when tabled at the request of the applicant for more than 10 days	935.00 590.00
REZONING REQUEST Contiguous Parcels	200.00
SPECIAL LAND USE/SPECIAL APPROVAL REQUESTS (Residential) Cottage Industry Dog Kennels	100.00 100.00
SITE PLAN/DEVELOPMENT PLAN REVIEW, SPECIAL USE PERMIT PUD's, Commercial, Industrial Developments or Site Condominiums Single Family Subdivision Plat Application Review - Each Phase of Review	300.00 300.00
RE-PUBLISHING FEE	Actual Cost
LAND DIVISION APPLICATION or RECONFIGURATION	150.00
SIGN PERMIT	50.00
SPECIAL MEETING REQUEST Example: Each Planning Commission Member @85.00, Chairman @110.00, Secretary @150.00 and Zoning Administrator @\$110.00.	Actual Cost of members and staff present
SHORT TERM RENTAL LICENSE FEE Application Fee Rental License After the Fact Re-Application Fee	200.00 Double Original Fee 500.00
COPIES Zoning Ordinance - Resident/Non Resident Comprehensive Plan - Resident/Non Resident Freedom of Information Act (FOIA), mailing list, minutes etc Per Page Per Hour Per Month Copy of all documents provided in the packets prepared for and mailed to the Board of Trustees or Township Commissions (paid in advance)	20.00 20.00 .10 12.00 30.00
NON-SUFFICIENT FUNDS (NSF) Effective 07/13/09	Cost of Bank Charges
HALL RENTAL Resident Request for key day before date rented Funeral Dinner All Hall Rentals are subject to Hayes Township residency & deposit	100.00 50% of rental fee No Charge
SEE REVERSE SIDE FOR MORE FEES	

NON SUFFICIENT FUNDS (NSF) Effective 07/13/09	Cost of Bank Charges
CEMETERY FEES	
Single Burial Plot in Old Section (Cremation Only)	100.00
Single Burial Plot in New Section	300.00
Grave Open/Close	500.00
Cremains Burial Open/Close	75.00
Grave Marker Foundation Installation	125.00
Grave Marker Foundation	Township Cost+
All fees subject to Hayes Township Cemetery Ordinance #091018	Shipping
SEE REVERSE SIDE FOR MORE FEES	

The above list includes the initial fees only. If the Planning Commission or Zoning Board of Appeals determines that review of an application and/or participation in the review process by qualified professional planners, engineers, attorneys, or other professionals is necessary they may require the applicant to deposit funds in an escrow account as regulated by Section 9.05.2 of the Zoning Ordinance.

*Charged to the developer or landowner if initial inspection is not passed due to failure to install plants and landscaping according to the requirements of the Hayes Township Ordinance and the approved site plan.

Viewing Parcel Number: 007-108-001-15

Parcel Details

Assessing City/Township: Hayes Township

Property Address: 10253 US 31 N
CHARLEVOIX, MI 49720

Owner Information: HOLTEC PALISADES LLC & C/O CHRIS BIEBERBACH
1 HOLTEC BLVD
CAMDEN, NJ 08104

Property Class: 302 - Industrial - Vacant

Taxable Status: TAXABLE

School District: 15050 - Charlevoix

P.R.E. Percentage: 0%

Current SEV: \$215,000

Current Taxable Value: \$132,506

Prior Year SEV: \$154,800

Prior Year Taxable Value: \$128,522

Sales Information

Date	Document Type	Liber/Page	Sales Price
06/27/2022	OTH	1360/791	\$0
04/11/2007	WD	799/201	\$430,000

Tax Description

A PARCEL OF LAND IN THE W1/2 OF SEC 8 & N1/2 OF NW1/4 OF SEC 17 T34N R7W DESC AS: COM AT CONSUMERS POWER CO MARKER AT SW COR OF SD SEC 8, RUN TH N0DEG05'57"W AL W LI OF SD SEC 580.70FT TH N89DEG58'47"E 91.20FT BEING POB TH N0DEG05'21"W 2177.62FT (THIS LOCATION BEING HEREAFTER IN THIS DEED REFERRED TO AS POINT A) TH N89DEG56'29"E 2124.65FT TH S0DEG03'57"E 2179.05FT TH S89DEG58'47"W 744.25FT (THIS LOCATION BEING HEREAFTER IN THIS DEED REFERRED TO AS POINT B) TH S25DEG 0'34"E 919.08FT TH SLY 167.07FT AL ARC OF A 384.84FT RAD CUR TO RT (SD

CURVE HAVING A CENTRAL ANG OF 24DEG52'28" & A CHORD BEARING S12DEG34'20"E 165.77FT) TH S0DEG08'06"E 249.41FT TO NWLY ROW LI OF HWY US 31 TH S29DEG42'25"W AL SD HWY ROW LI 80.38FT TH N0DEG08'06"W 319.13FT TH NLY 149.71FT ALONG ARC OF 344.84FT RAD CURVE TO LEFT (SD CURVE HAVING A CENTRAL ANGLE OF 24DEG52'28" & A CHORD BEARING N12DEG34'20"W 148.54FT) TH N25DEG0'34"W 937.73FT TH S89DEG58'47"W 1335.38FT TO POB, BEING PT W1/2 OF SEC 8-34-7 & PT NW1/4 SEC 17-34-7, CONT 107.486A SPLIT ON 04/11/2007 FROM 007-108-001-00, 007-117-003-00



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