

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

**REGULAR MEETING
Tuesday – October 20, 2026
Meeting will be held in lower level
7:30 pm**

Virtual access instructions for participating in the meeting are posted on www.mariontownship.com
MEETING WILL BE HELD IN LOWER LEVEL

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MEMBERS' PRESENT

PUBLIC COMMENT

APPROVAL OF AGENDA: *October 20, 2026, Regular Meeting*

APPROVAL OF MINUTES FOR: *September 22, 2026, Regular Meeting*

NEW BUSINESS

OLD BUSINESS

1. Public Hearing for SUP# 02-26 Legacy Farms 775 Sexton Rd
2. Draft Data Center Ordinance
3. Consider scheduling Public Hearing Data Center Ordinance

CORRESPONDENCE AND UPDATES

PUBLIC COMMENT

ADJOURNMENT

Next Meeting is scheduled for November 24, 2026, at 7:30 PM

Marion Township Public Participation Policy at Township Planning Commission Meetings

The Public shall be given an opportunity to be heard at every Township Planning Commission Meeting following the adoption of this Policy.

The Planning Commission Chairperson is the moderator of the meeting. In the absence of the Chairperson, the Planning Commission VICE-Chairperson shall be the moderator of the meeting.

The Public attending the meeting either in-person or on-line may speak during the “Public Comment” part of the meeting agenda. To preserve order, those attending in-person will speak first. When all in-person attendees have been heard, the moderator will ask if any on-line attendee wishes to speak.

When recognized by the moderator, in-person attendees shall come to the podium. The moderator will request that they give their name and address before they begin their comments.

When all in-person attendees have finished speaking, the moderator will ask if anyone attending the meeting on-line wishes to speak. Online attendees may unmute themselves and when recognized by the moderator may speak. Online attendees will also be asked for their name and address.

All comments shall be addressed to the Township Planning Commission members. The “Public Comment” is for attendees to provide information or opinions to the Township Planning Commission and is not intended to be a dialogue. Anyone needing a response should contact officials or staff during normal office hours.

The Public attending the meeting either in-person or on-line will be allowed to ask questions and make comments about NEW and UNFINISHED agenda items. These questions and comments must be made during the discussion of that agenda item. Anyone that would like to speak will raise their hand indicating their desire to speak.

When recognized by the moderator, in-person attendees shall come to the podium. The moderator will request that they give their name and address before they begin their comments.

When all in-person attendees have finished speaking, the moderator will ask if anyone attending the meeting on-line wishes to speak about the NEW or UNFINISHED agenda item. Online attendees may unmute themselves and when recognized by the moderator may speak. Online attendees will also be asked for their name and address.

The moderator can close the questions and comments session about a NEW and UNFINISHED agenda item at his/her discretion.

To preserve efficiency, at any time during the meeting, each speaker, whether in-person or online will be limited to THREE MINUTES.

Next Meeting is scheduled for November 24, 2026, at 7:30 PM

**MARION TOWNSHIP
PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 22, 2026 / 7:30PM**

PC MEMBERS PRESENT:

**LARRY FILLINGER – CHAIRPERSON
CHERYL RANGE – SECRETARY
SCOTT LLOYD
RICK NOVAK
BRUCE POWELSON**

PC MEMBERS ABSENT:

NONE

OTHERS PRESENT:

**SCOTT RICHARDSON – ZONING ADMINISTRATOR
MARTHA HAGLUND – LIVINGSTON COUNTY PLANNING DEPARTMENT**

CALL TO ORDER:

Larry Fillinger called the meeting to order at 7:30 p.m.

MEMBERS' PRESENT:

All Planning Commissioners were present.

PUBLIC COMMENT:

No comment was made by the public.

APPROVAL OF SEPTEMBER 22, 2026, PLANNING COMMISSION MEETING AGENDA:

Scott Richardson said there was a mistake on the agenda and the next Planning Commission meeting is October 20th, not on October 27th. This meeting will also take place on the lower level of the Township.

Cheryl Range made a motion to approve the September 22, 2026 Planning Commission agenda as amended. Bruce Powelson seconded. **5-0 MOTION CARRIED**

APPROVAL OF AUGUST 25, 2026, PLANNING COMMISSION MEETING MINUTES:

Bruce Powelson made a motion to approve the August 25, 2026, Planning Commission meeting minutes as presented. Scott Lloyd seconded. **5-0 MOTION CARRIED**

NEW BUSINESS:

1) CONSIDERATION OF RECOMMENDING APPROVAL FOR A SMALLER CLUBHOUSE AT MARION OAKS

Tanya Carter with Capital Construction explained that Capital Construction is proposing an amendment to the Marion Oaks Master Deed and Bylaws regarding the amenities, specifically the clubhouse and the pool. During the permit process, there were inconsistencies found regarding the size and requirements for the Clubhouse and pool. These inconsistencies were found in the consent judgement, the site plans from Boss Engineering and the bylaws. The consent judgement states the pool should be a

DRAFT

minimum of 1500 sq. feet however, the site plans from Boss Engineering state the pool should be 4000 sq. feet. The bylaws mention a building pavilion, which is not mentioned in the consent judgement or the Boss Engineering site plans. Tanya Carter explained that Capital Construction and the HOA Board are concerned because a building of this size is considered a commercial building instead of residential. Capital Construction has proposed to reduce the size of the clubhouse to 2800 sq. feet, so the clubhouse can be classified as a residential structure.

Scott Lloyd is concerned about the number of restrooms not being enough for a subdivision of this size.

John Martin resides in Marion Oaks and is upset about the many broken promises that have been made in the past by Capital Construction. Mr. Martin stated the clubhouse and pool are going to be too small for this neighborhood. Mr. Martin also expressed concerns about the missing HOA funds and the increased dues and other grievances with Capital Construction.

Bruce Powelson made a motion to deny Capital Construction's request to amend the bylaws which would allow a change in building size for the proposed clubhouse and pool. Cheryl Range seconded. **5-0 MOTION CARRIED**

OLD BUSINESS:

1) CONSIDERATION TO RESCHEDULE THE PUBLIC HEARINGS FOR SUP# 01-26 AND SUP# 02-26 TO OCTOBER 20, 2026.

Larry Fillinger made a motion to reschedule the public hearings for SUP# 01-26 D2 Contracting and SUP# 02-26 Legacy Acres, to Tuesday, October 20, 2026. Rich Novak seconded. **5-0 MOTION CARRIED**

OLD BUSINESS:

2) DATA CENTER ORDINANCE DISCUSSION

Martha Haglund with the Livingston County Planning Department reviewed the recent language changes to the Data Center ordinance. Additional changes were discussed during the meeting, and Martha will implement these changes and bring a revised draft to the next Planning Commission meeting in October.

CORRESPONDENCE AND UPDATES:

There were no comments or updates discussed.

PUBLIC COMMENT:

No comment was made by the public.

ADJOURNMENT:

Scott Lloyd made a motion to adjourn the Planning Commission meeting at 8:50pm. Cheryl Range seconded.

5-0 MOTION CARRIED

MINUTES TAKEN BY: Jessica S. Timberlake



Livingston County Department of Planning

MEMORANDUM

TO: Marion Township Planning Commission

FROM: Martha Haglund, AICP, Principal Planner

DATE: October 13, 2026

SUBJECT: Special Land Use Permit- Section 17.33 Agricultural-Based Tourism/ Entertainment Activities (Agri-Business): Legacy Acres

LOCATION: 775 Sexton Howell, 48843 (4710-14-300-009)

Background/Location

The applicant is seeking a Special Use Permit for Agri-Business. The property is located on 9.79 acres on the south side of Sexton Rd. west of Wolf Rd. and approximately a half mile west of D-19. The application describes the subject area as a previous horse farm with many of the same buildings and structures that currently exist. The Agri-Business is a sustainable livestock and agricultural education center hosting a variety of livestock such as alpacas, goats, rabbits and chickens. No additional structures or changes to the site plans are being proposed.

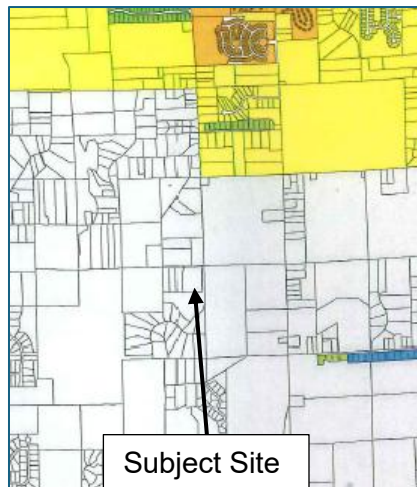
Agri-business is a permitted special use in the Rural Residential and Suburban Residential Districts.

Department Information

Administration Building
304 E. Grand River Ave.
Suite 206

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
Milivcounty.com/planning



At the September Planning Commission Meeting Planning Staff reviewed the application for compliance with 17.33 Special Use Agricultural-Based Tourism



/Entertainment. There were several outstanding items that the Planning Commission agreed needed to be addressed. The applicant has submitted a descriptive narrative and site plan. We offer the following for the Planning Commission's review.

1. Provide a site plan that demonstrates how the facility will provide for circulation, parking, sanitation, trash collection, and noise, potential traffic impacts created by the proposed use and other factors during the events.

- **Traffic Circulation:** The application specifies cars will enter property from Sexton Rd. and utilize internal driveways to park in the overflow parking area. There will not be vehicles queuing onto Sexton Rd.

Planner Comment: Traffic circulation is compliant

- **Parking:** The site plan designates 19,500 square feet for parking area on natural surface. The site plan does not specify drive lanes or spaces on the site plan. Calculating parking spaces, accounting for potentially two 18-foot drive lanes and average 200 square feet for each parking space this would allow for 69 parking spaces in that area. However, there does appear to be space for overflow parking south of the designated parking area on the site plan.

The supplemental information specifies a maximum number of 80 vehicles to accommodate a peak event of maximum 100 individuals during a seasonal or holiday event.

The information also describes there will not be off-street parking or need for employee parking.

The application notes hosting groups 2-3 times a week but does not specify how large the average group will be.

Planner Comment: The Planning Commission may consider reducing the number of parking spaces to fit in the designated area on the site plan. Additionally, the applicant should specify in writing what the average group size would be so the Planning Commission can better understand the traffic and parking implications.

- **Sanitation:** Existing facilities in the guest house and pool house will be utilized for restrooms. For larger events portable toilets may be used. The application states that the agribusiness will be serviced by three residential refuse bins.

Planner Comment: The Planning Commission may ask applicant to identify where portable toilets would be placed on the site and identify them on the site plan.

- **Noise:** The application describes the agribusiness will produce noise such as animal sounds, farm equipment, and normal conversation. The application also states there could be 4-6 large seasonal events a year that may have amplified music and speaker system between the hours of 9-9:00 PM that will be located within the central portion of the property and designated areas on the site plan.



Planner Comment: The Planning Commission should consider if this is appropriate and reasonable. The Planning Commission can regulate frequency or times of the week of these events. The Planning Commission may want to confirm no amplified music will be played at the pool or pool house since it is not located in the central portion of the site.

2. Provide a site plan with setbacks and building dimensions.

The building dimensions are described in a table and site plan includes setbacks.

Planner Comment: The application is compliant

3. Provide a site plan that represents what portion of the structures will be used for agribusiness in relation to the whole site.

The application specifies which structures will be used for private, primary agriculture, and agribusiness. The small livestock barn (960 sq ft), large barn lean-to (1,800 sq ft), guesthouse (800 sq ft) and pool house (200 sq ft) will be the structures used for agribusiness.

Planner Comment: The application is complete and compliant.

4. Provide documentation that the total floor area above finished grade (one or two stories) of any agri-business facility falling into this category, including retail space, is no larger than 10,000 square feet.

The application includes a table noting the above structures total 3,760 sq ft.

Planner Comment: The applicant is compliant.

5. Provide a site plan or description of what structures or areas are private, primary agriculture or agribusiness.

Planner Comment: Applicant is compliant (See #3 above)

6. Provide more detailed information about frequency of programming and type of events.

The application details hosting groups 2-3 times a week with the occasional larger events 4-6 times a year with a maximum group size of 100 individuals.

Planner Comment: The applicant should specify in writing the average size group.

7. If applicable, provide more information about proposed signage and demonstrate compliance with 15.5 (B) Farm Signs.

Planner Comment: No signs are proposed; this requirement is not applicable.

8. Approval of all governing agencies including but not limited to Howell Area Fire Authority, Livingston County Road Commission, Health Department, Livingston County Drain Commission.



The application states that because there aren't site changes or earth moving that the applicant doesn't believe the proposal triggers separate permits or approvals from every agency.

Planner Comment: It should be noted that approval of governing agencies can be completed administratively following the decision from the Township. The proposed special use must be reviewed/approved by all governing agencies.

Section 16.05 Basis for Determination

Must consider the following criteria when determining a special land use.

1. Be harmonious with and in accordance with the general principles and objectives of the Comprehensive Plan of the Township.

Throughout the Township Master Plan, it highlights the importance of agriculture preservation including on Page 61 Goal 19, *"Keep farming a viable and visible part of Marion Township's future land use plan. Open Space green way and farmland preservation should be of the highest priority."* The agricultural use is in accordance with the principals and objectives of the Township Master Plan.

2. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

The proposed agribusiness will be harmonious and appropriate with the existing rural residential and adjacent agricultural uses. There are some outstanding items from Section 17.33 that can help ensure the agribusiness will be operated and maintained to be compatible with the surrounding area.

3. Not be hazardous or disturbing to existing or future uses in the same general vicinity and will substantially improve property in the immediate vicinity and in the community as a whole.

Agricultural programming will not be hazardous or disturbing to existing or future uses in the same general vicinity.

4. Be served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.

The site is served by private well and septic and will be adequately served by essential public facilities.

5. Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

It does not appear the agribusiness proposal will produce conditions that will be detrimental to any person, property or general welfare. The Planning Commission should determine if the proposal's traffic, parking or frequency of events is appropriate and reasonable.



6. Meet the intent and purpose of the zoning regulations; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

The use aligns with the intent of the Township Zoning Regulations. The applicant has addressed many of the outstanding items from the September staff report.

7. Ensure that landscaping shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and by topographic modifications, which result in maximum harmony with adjacent areas.

No changes are proposed and the applications states, *"The existing barns, pastures, fencing and open spaces continue to serve agricultural purposes while preserving the property's farming heritage."* The existing agricultural structures and landscape will be compatible with adjacent properties.

8. Ensure that special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties.

The application notes, *"Existing grading and drainage patterns will remain in place, so adjacent properties were not adversely affected."* The Planning Commission may request additional information about the existing conditions and request a topographic map of the site.

The findings reviewed from Section 16.05 of the Township Zoning ordinance generally support the proposed special land use for Agribusiness at 225 Sexton Rd. Howell.

Planning Commission Recommendation

Planning Staff recommends approval of the special use conditional on the following items:

1. Reduce parking spaces from 80 to 69 or indicate an area for overflow parking on site plan.
2. Provide the average group number that would be in attendance 2-3 times a week.
3. Any other documentation requested from the Township Planning Commission.
4. Approval of all governing agencies including but not limited to Howell Area Fire Authority, Livingston County Health Department, Livingston County Road Commission, Livingston County Drain Commission.

A Planning Commission recommendation to the Township Board should be based on the findings from Section 16.05 and compliance with Section 17.33. The Planning Commission may make a recommendation to the Township Board to approve, approve with conditions or deny the Special Use Permit. If additional information is required, the Planning Commission may postpone action and allow the applicant more time to provide requested information.

Legacy Acres Supplemental Response

Special Use Permit for Agricultural Based Tourism and Entertainment Activities

Applicants	Troy and Britney Hoskins
Property	775 Sexton Road, Howell, Michigan 48843
Parcel	10-14-300-009 (Livingston County full ID: 4710-14-300-009)
Review	Livingston County Department of Planning memorandum dated August 17, 2026
Submitted	September 9, 2026

Purpose of This Response

This supplement responds to the outstanding items identified in the County planning review and should be read with the original application and Existing Conditions Site Plan. Legacy Acres will use existing buildings, pastures, parking, access, utilities, grading, and drainage. No new construction or material site alteration is proposed.

The requested use remains incidental to the working farm. Agriculture, livestock care, poultry and egg production, fiber production, gardening, and land stewardship will remain the principal uses of the property.

Response to Planning Review Items

1 Site Operations and Potential Impacts

Circulation and parking. The designated guest parking and overflow parking areas were included on the originally submitted site plan and are reiterated here for clarity. Guests will enter through the existing driveway on Sexton Road and park entirely on-site. The horseshoe driveway allows vehicles to circulate and turn around without backing onto Sexton Road. The designated parking field can accommodate approximately 80 vehicles. No roadside parking, paved parking area, new driveway, or change to the existing access is proposed.

Transportation. Transportation will vary by program. Schools, youth groups, and community organizations may arrive through carpooling, passenger vans, or buses, reducing the number of individual vehicles. Other visitors may arrive in individual cars. Vehicles will not queue or park along Sexton Road.

Staff parking. Legacy Acres is currently family-operated. Family members park in the existing garage, so no additional employee parking is required. If nonresident staff are added later, they will use designated on-site parking.

Restrooms. Visitors will have access to existing restroom facilities in the guesthouse and pool house. For larger scheduled groups, portable restrooms may be added as needed to supplement the existing facilities and improve efficiency.

Trash collection. Legacy Acres maintains three residential trash bins. Visitor waste will be collected in designated containers and transferred to the existing bins for regular disposal. Larger programs may use additional temporary waste containers as needed.

Noise. Routine programming will involve normal conversation, agricultural instruction, animal interaction, and ordinary farm sounds. A DJ or speaker system may occasionally be used during larger holiday or seasonal agricultural events. Amplified music will end no later than 9:00 p.m. and will be managed to minimize impacts on neighboring properties.

2 Building Dimensions and Setbacks

The following dimensions and nearest-property-line setbacks supplement the submitted site plan. Measurements are approximate and describe existing conditions.

Structure	Dimensions	Above Grade Area	Nearest Setback	Use and Access
Large barn	120 x 32 ft	3,840 sq ft	265 ft from Wolf Ridge Drive	Primary agriculture only; no visitor access
Attached lean-to	120 x 15 ft	1,800 sq ft	265 ft from Wolf Ridge Drive	Agriculture with supervised visitor passage to pastures
Small livestock barn	32 x 30 ft	960 sq ft	180 ft from Wolf Ridge Drive	Agriculture with supervised visitor access
Guesthouse	20 x 20 ft; 2 levels	800 sq ft	200 ft from Sexton Road	Existing restroom and visitor-support access
Pool house	10 x 20 ft	200 sq ft	15 ft from Wolf Ridge Drive	Existing restroom and visitor-support access
Main house	Existing	Excluded	Not applicable to requested use	Private residence; no visitor access

3 Relationship Between Agriculture and Agribusiness

The proposed visitor activities arise directly from the existing agricultural operation and remain secondary to it. Visitors may learn about or participate in livestock husbandry, poultry and egg production, alpaca fiber, gardening, crops, composting, conservation, and land stewardship. The working farm will continue regardless of the visitor schedule.

Area	Classification	Description
Main house	Private	The residence is reserved for the owners and has no visitor access.
Large barn	Primary agriculture	The enclosed barn supports farm

Area	Classification	Description
		operations and is not open to visitors.
Lean-to	Agriculture and agribusiness	The structure supports the barn and may provide supervised passage to animal pastures.
Small livestock barn	Agriculture and agribusiness	The barn houses livestock and may be accessed during supervised educational experiences.
Livestock pastures	Agriculture and agribusiness	The pastures remain in active agricultural use; visitors may enter designated areas under supervision.
Garden	Agriculture and agribusiness	The garden produces crops and may support supervised planting, harvesting, and food-production education.
Guesthouse and pool house	Visitor support	Existing restrooms support scheduled visits. The full accessible areas are included in the floor-area calculation.
Pool	Optional visitor amenity	The pool may be used by reservation-based families, private groups, and organizations as part of a scheduled Legacy Acres visit.
Pond wooded area and trails	Conservation education	Existing natural areas may support supervised wildlife observation, stewardship, and outdoor learning.
Parking area	Agribusiness support	The designated field provides on-site guest and overflow parking.

4 Agribusiness Floor Area

Legacy Acres has conservatively included the complete above-grade area of each visitor-accessible structure, even where visitors primarily use only a passageway or restroom.

Visitor Accessible Space	Area
Large barn lean-to	1,800 sq ft
Small livestock barn	960 sq ft
Guesthouse two above-grade levels	800 sq ft
Pool house	200 sq ft
Total	3,760 sq ft

The total visitor-accessible floor area is approximately 3,760 square feet, below the 10,000-square-foot maximum in Section 17.33(B)(3). The enclosed large barn and main house are excluded because they are not part of the visitor-accessible agribusiness space.

5 Pool and Pool House

The existing pool and pool house may be used by reservation-based families, private groups, and organizations as an optional recreational component of a scheduled Legacy Acres visit. Pool access may be offered alongside farm experiences, animal interaction, agricultural education, or other approved on-site programming. Use is private, scheduled in advance, and limited to the reserved group. The pool and pool house are existing amenities, and no expansion or structural changes are proposed.

6 Programming Types Frequency Attendance and Hours

Routine programming. Legacy Acres initially anticipates approximately two to three reservation-based programs or group visits per week. Frequency may vary seasonally with weather, agricultural cycles, livestock activities, and community interest.

Larger seasonal programming. Legacy Acres anticipates approximately four to six larger seasonal or holiday agricultural events per year. Examples may include harvest activities, spring farm experiences, animal-focused programs, and similar seasonal offerings.

Attendance and hours. All business programming will be by advance reservation, accommodate no more than 100 participants, and occur within the requested operating hours of 9:00 a.m. to 9:00 p.m. Larger programs will remain within the central portion of the property and designated areas shown on the site plan.

Demonstrated site capacity. Legacy Acres has previously accommodated several private gatherings of a similar size entirely on-site. Those gatherings demonstrated that parking, circulation, activities, restroom access, and waste management can be contained within the property without disturbing neighboring properties or obstructing surrounding roads.

7 Signage

No roadside signage is proposed. Limited internal signs may direct visitors to parking, restrooms, activity areas, and emergency exits. Internal signs will be informational or directional, will not be illuminated, and will not be intended for viewing from the roadway.

8 Permit Amendments and Personal Residential Use

Legacy Acres acknowledges that exceeding any maximum frequency, attendance, operating hours, or intensity formally approved for agribusiness programming may require an amendment to the Special Use Permit. A separate permit will not be required for each agribusiness program conducted within the approved limits.

These operational limits apply to activities conducted as part of the Legacy Acres agribusiness and are not intended to restrict customary, noncommercial use of the residence and property by the owners, their family members, and personally invited guests. Personal residential activities will remain subject to generally applicable Township ordinances.

9 Outside Agency Review

Legacy Acres acknowledges that the Township may refer the application to outside agencies having applicable jurisdiction. The proposal uses existing structures, parking areas, driveway access, utilities,

grading, and drainage conditions. It does not include new construction, earth disturbance, drainage modifications, driveway alterations, paved parking, changes to the existing well or septic systems, or conversion of agricultural barns into indoor public-assembly spaces.

Accordingly, the applicants do not believe the proposal triggers separate permits or approvals from every agency listed in Section 17.33(C)(12). Legacy Acres will cooperate with any applicable agency review identified by the Township and comply with any legally required approval directly related to the proposed use.

Supplemental Site Plan Information



Existing Conditions Site Plan submitted with the application

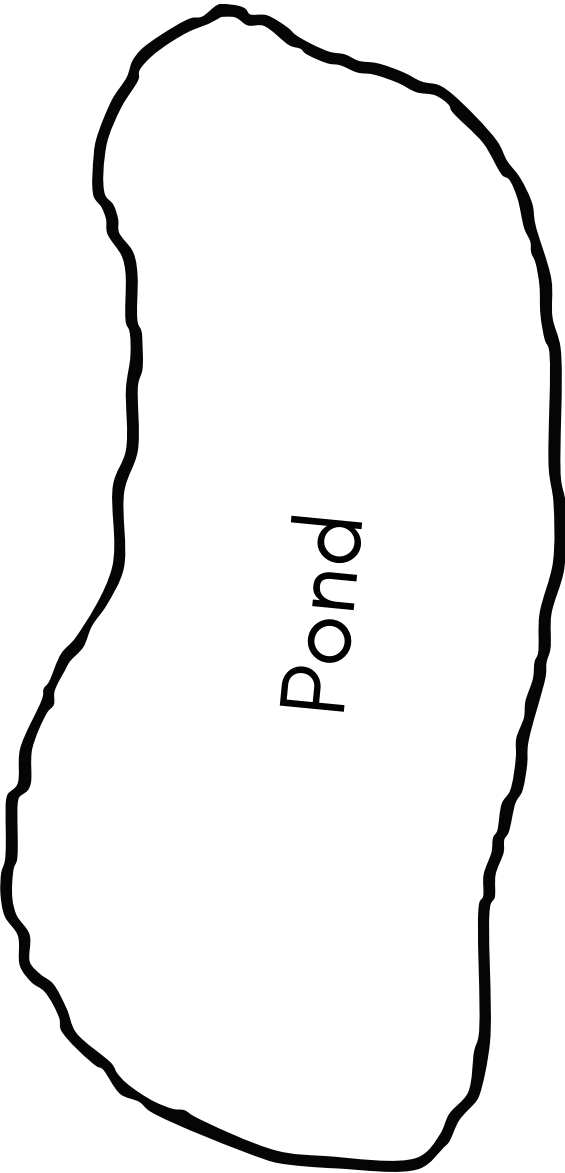
The original site plan identified the existing structures, pastures, parking, pool, pond, wooded area, garden, and landscaping. This supplement adds the building dimensions, setbacks, access classifications, and operating details requested in the planning review. No physical site changes are proposed.

Conclusion

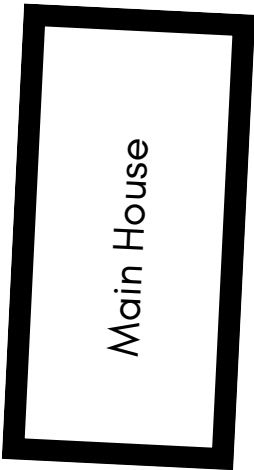
The submitted application and this supplement demonstrate that the proposed use can operate within the existing farm without changing the rural character of the property. Legacy Acres respectfully requests that the Planning Commission recommend approval of the Special Use Permit to the Township Board, with any conditions limited to standards and outside-agency reviews that apply to the proposed use.

Sexton Road

535.63 ft



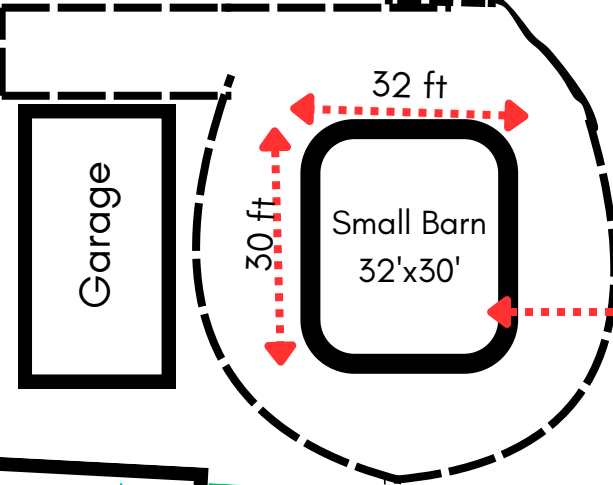
Pond



Main House



Driveway



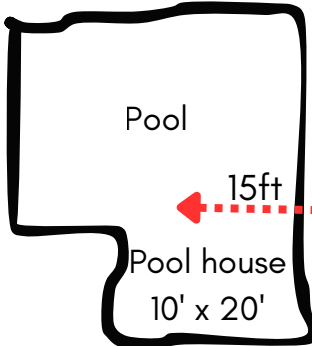
Small Barn
32'x30'



Garage



Guesthouse
20'x20'



Pool

Pool house
10' x 20'



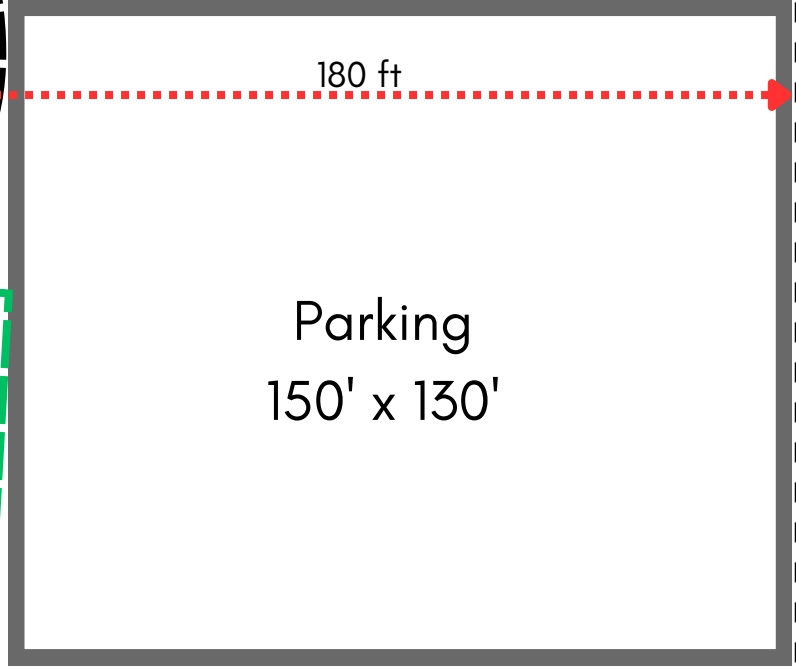
Alpaca
pasture



Barn
120' x 32'
Lean to 120' x 15'



Alpaca
Pasture



Parking
150' x 130'

743.98 ft

Wolfe Ridge

Open Pasture

320 ft

120 ft

200 ft

20 ft

20 ft

360 ft

32 ft

30 ft

32 ft

180 ft

265 ft

15ft

Sexton Road

535.63 ft

Sexton Rd

Sexton Rd

Sexton Rd

Sexton Rd

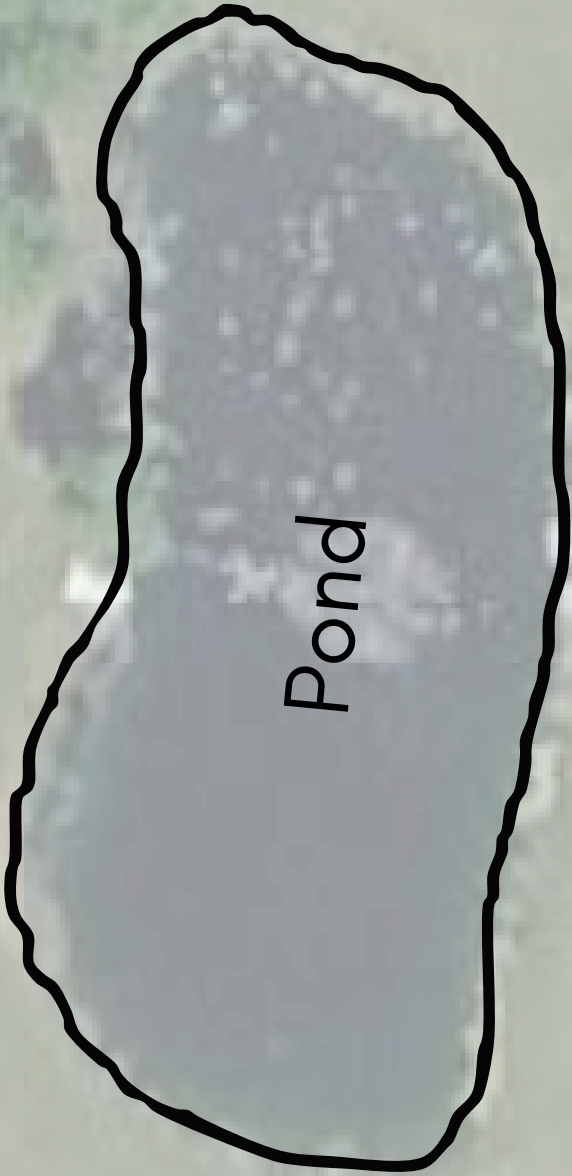
Wolfe Ridge

Wolfe Ridge

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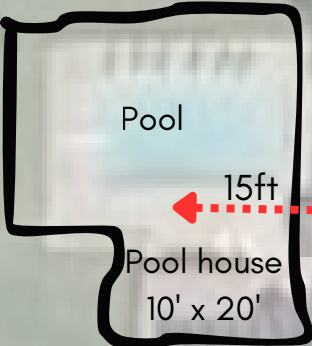


Pond



Main House

Driveway



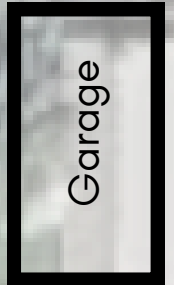
Pool

Pool house
10' x 20'

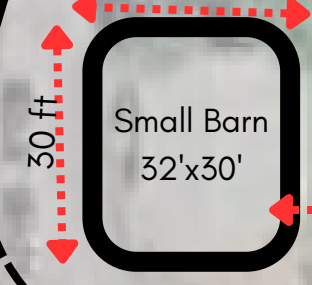
15ft



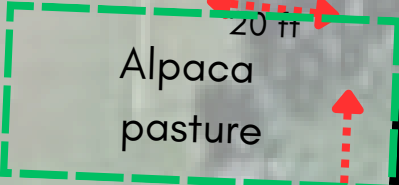
Guesthouse
20'x20'



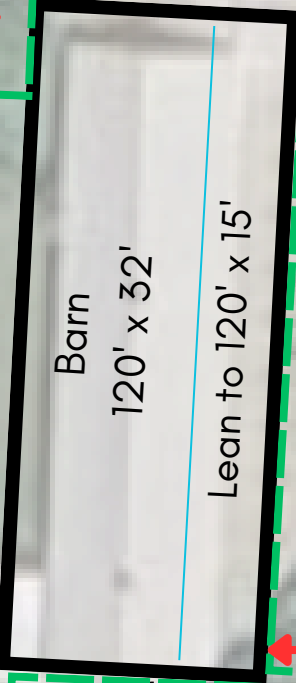
Garage



Small Barn
32'x30'

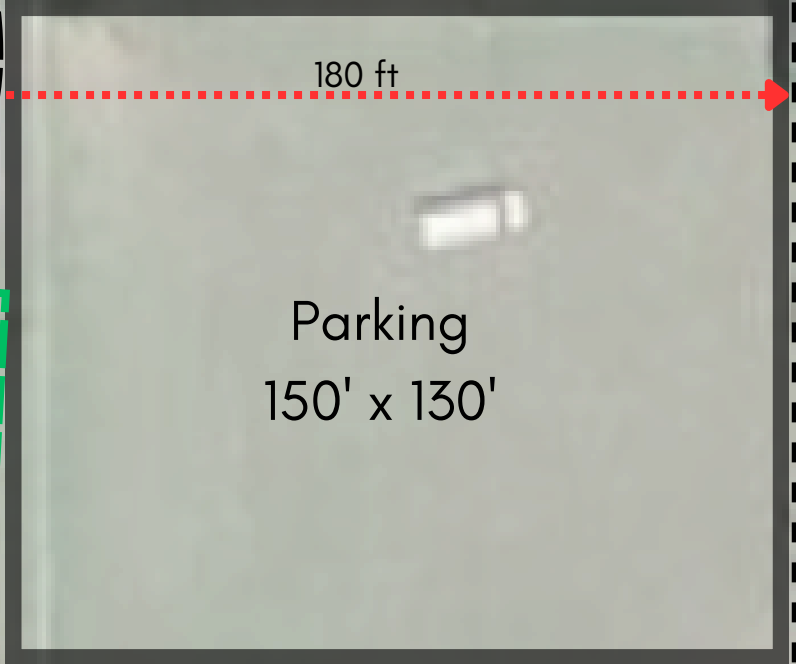


Alpaca
pasture



Barn
120' x 32'
Lean to 120' x 15'

Alpaca Pasture



Parking
150' x 130'

120 ft

20 ft

200 ft

32 ft

30 ft

180 ft

320 ft

265 ft

360 ft

743.98 ft

Open Pasture

Tom Kizer
910 Sexton Rd.
Howell, MI 48843
810-923-9320
kizer3@msn.com
September 17, 2026

To: The Members of the Marion Township Board and Planning Commission
2877 W. Coon Lake Rd.
Howell, MI 48843

Re: Proposed Commercial Agribusiness at 775 Sexton Road

Dear Members of the Township Board and Planning Commission:

I am writing to respectfully express my opposition to the proposed commercial operation at 775 Sexton Road and to ask that the Township carefully consider its compatibility with the surrounding neighborhood and the existing rural character of this area.

My family has lived in Marion Township for three generations. My brother and I are the third generation of our family to live here, and his children are the fourth generation who hope to continue making this community their home. Over the years, our family has developed a strong appreciation for the rural character, quiet surroundings, and residential nature of this portion of the Township.

I recognize that property owners have the right to make reasonable use of their property, and I appreciate that the Township must consider applications based upon its zoning ordinance and applicable standards. My concerns are not directed personally toward the property owner or the proposed business. Rather, they relate to the nature, scale, and potential impact of a public-facing commercial operation in this particular location.

1. Compatibility with the Existing Rural Character

The surrounding area has historically been characterized by homes, agricultural uses, open land, and relatively low levels of commercial activity. A business that invites members of the public to visit the property to view or interact with animals would represent a significant change in the character and intensity of use of the property.

2. Increased Traffic and Road Safety

A commercial operation that attracts members of the public, employees, deliveries, and service vehicles could substantially increase traffic on the surrounding rural roads. These roads serve existing residents and were not designed for a significant increase in commercial or visitor

traffic. I ask the Township to carefully consider the anticipated volume and type of traffic and its effect on the surrounding residents and roads.

3. Noise, Odors, Dust, and Other Impacts

The proposed use could result in increased noise, odors, dust, lighting, and other activities associated with maintaining animals and receiving visitors. These impacts may be particularly noticeable to neighboring properties because of the rural and residential nature of the surrounding area.

4. Hours of Operation

I am also concerned about the proposed hours of operation. Commercial activity beginning early in the morning or continuing into the evening could have an impact on the quiet and peaceful nature of the surrounding neighborhood. If the use is permitted, I believe the Township should carefully consider whether reasonable limitations on operating hours are appropriate.

5. Long-Term Precedent

Finally, I respectfully ask the Township to consider the precedent that approval of a commercial operation of this nature could establish for other properties in the Township's rural areas. Decisions concerning individual properties can have broader consequences for the character and development of the surrounding community.

I understand that the Township must apply its zoning ordinance and other applicable standards to the request before it. I respectfully ask that the Board and Planning Commission carefully evaluate whether the proposed use, including its anticipated traffic, hours of operation, and impacts on neighboring properties, is consistent with those standards and compatible with the existing character of the area.

I appreciate the time and responsibility required of the Township Board and Planning Commission in considering this matter. My purpose in writing is simply to make my concerns known in a respectful and constructive manner. I intend to attend the upcoming public hearing and would appreciate the opportunity to address these concerns in person.

Thank you for your consideration and for your service to Marion Township.

Respectfully,



Tom Kizer

September 22, 2026

Marion Township Planning Commission:

You have received and discussed **PRELIMINARY REVIEW OF SUP# 02-26 / LEGACY ACRES / 775 SEXTON RD** at your last meeting, and approved scheduling for a Public Hearing on this request. Your deliberations have included a detailed review of the application by Martha Haglund who itemized a number of questions that had not been addressed within the application including items such as parking, traffic, mitigation of impact of events on nearby neighbors, sanitation, setbacks, signage, the number and frequency of events, the location and scope of the “agri-business”, noise mitigation, the possible need for higher standards to mitigate adjacent impacts, and the need for specific approval by a host of township and county governing agencies. Ms. Haglund’s report concluded with recommendations to the Planning Commission itemized in nine distinct items that should be requested from the applicant. I was not in attendance at your August 25 meeting, and the Minutes indicate some of these topics were discussed, but the community is in need of specific documented reassurances on **all of these issues**.

Marion Township has wrestled with the issues of “Agri-business and Agri-Tourism/Entertainment” in the past. With the support of Marion Township residents, the Planning Commission and Board of Trustees has made a resistant stance on our behalf to limit noise, traffic, and commercial events in rural residential areas. Conflicts surrounding such applications, in fact, led to the development of the language in Special Land Use Section 17.33 of our Zoning Ordinance, under which this application is submitted. Our ordinance emphasizes the expectation that the Township continue to resist approving entities that will adversely impact the rural residential experience of the surrounding community.

There isn’t any guidance about how accessory business activities are to be deemed “clearly incidental to the primary agricultural use” of a property. As a farmer, I would expect to see that an agricultural entity’s primary use would be able to demonstrate serious accepted business practices, guided by a legitimate longitudinal business plan with a realistic intent for profit, evidenced by a history of agricultural revenue and expense reporting to relevant tax authorities, etc. This would be a logical context in which to judge a request for a supplemental Agri-Tourism Special Use application to determine how proposed business activities support farming. Instead, the Courts have addressed this void for purposes of protection under the State’s Right To Farm Act by defining farming with extreme leniency. The Right To Farm Act has therefore

become a convenient cover for a host of business activities that have very little to do with the actual support of growing crops or raising livestock for food.

I encourage the Township to maintain a rigorous standard in evaluating applications under this ordinance. Business activities linked to “farming” appear to easily excuse avoidance of the usual regulatory oversight (such as building codes, inspection of infrastructure, noise levels, etc.) that businesses providing services to the public usually require. Ms. Haglund’s list of questions and recommendations need explicit documented response and review. The need for review by the governmental entities itemized in C. Performance Standards, Item 12, is key to understanding the impact issues regarding roads and traffic, environment, and health and safety. The legislated Right To Farm does not obviate need for adherence to such standards. For this application, I would like to propose some additional items for consideration as well. Review of the applicant’s Facebook page shows advertisements and images of previous “events”. These show people having a good time, but also reveal food, drink, including possible alcohol, music with loudspeakers, playing in the pool, etc. Does the application adequately clarify the intent of these activities as part of future “events”? (See attached copy of a Legacy Acres event invitation.) **I suggest adding at least the following to Ms. Haglund’s important questions:**

1. Will music or other content be broadcast during events? During what hours? With what specific equipment and with what sound characteristics?
2. Will food be served at events? Where will food for public consumption be prepared, stored? Does planned food service require application and licensing under Michigan’s Food Law, Act 92, P.A. 2000?
3. Will the pool be accessible to the public? If so, does the applicant have appropriate licensing under the following regulatory guidance? <https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Programs/DWEHD/Public-Swimming-Pool/Public-Swimming-Pool-Public-Act-and-Rules.pdf>
4. Is alcohol to be served at events? By charging for attendance and participation, the applicant will be required to hold a Liquor License from the Michigan Liquor Control Commission (MLCC) and document compliance and have trained server staff.
5. Inviting the public into buildings, including farm buildings, requires compliance with building codes of the Department of Licensing and Regulatory Affairs (LARA). These regulations mandate structural integrity, adequate egress, sanitary facilities, and fire safety standards to ensure public health and welfare. Is there provision to inspect the relevant farm buildings with that intent?

6. How does the applicant comply with recommended petting zoo safety regulations, such as strict biosecurity measures, physical barriers, and health monitoring to prevent zoonotic disease transmission and physical injury. Operators must secure a USDA Class C Exhibitor License under the Animal Welfare Act, maintain current veterinary health certificates for all animals, and carry minimum \$1–2 million in liability insurance.

Personally, I don't see how 100-person events can be undertaken without an adverse impact on adjacent neighbors. I encourage you to decline the application for Special Use on these grounds alone, but feel strongly that the lens through which you evaluate this must include clear documentation in response to all of the above concerns.

Sincerely,

Susan Schooley

459 E Davis Rd

Howell, Michigan

LEGACY ACRES

TWILIGHT *Farm Night*

AN UNFORGETTABLE EVENING OF FAMILY FUN,
FARM LIFE, AND FRESH AIR.

 **SATURDAY
MAY 24**
4:00 PM – 8:00 PM

TICKETS
\$15
PER PERSON
— ~~45~~ —
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Spots!*



 ENJOY AN EVENING FILLED WITH:



Up-close chicken & goat interactions



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Mini fishing lessons



Paddle boat rides



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BABY CHICKS
FOR FUTURE
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Make memories. Connect with nature. Experience farm life. 



LEGACY ACRES

A PLACE TO GROW, LEARN
AND CREATE MEMORIES TOGETHER.

**LIMITED TICKETS
RESERVE EARLY!**



Legacy Acres

Date: September 20, 2026

To: The Marion Township Planning Commission and Township Board

Subject: Formal Opposition to the Proposed Large-Scale Agribusiness Development

Dear Members of the Planning Commission and Township Board,

I am writing as a local Township resident to formally voice my strong opposition to the proposed large-scale agribusiness development. While my property sits approximately one mile away from the proposed site, the far-reaching environmental and communal impacts of this operation directly affect me, my property, and the broader Township community. I wish to submit this letter anonymously due to privacy concerns, but I urge the board to fully consider the substantive issues raised below.

My primary opposition stems from the severe threat this development poses to our local natural habitats and the surrounding agricultural ecosystem. The industrial scale of this operation at this specific location will significantly disrupt the existing environment in several critical ways:

- **Destruction of Wildlife Habitats:** The introduction of increased heavy truck traffic, industrial noise, and artificial lighting will fragment local woodlands and wetlands. This will inevitably displace native wildlife species that rely on these contiguous natural corridors.
- **Strain on Agricultural Resources:** The intense water demands and potential runoff from a commercial operation of this magnitude threaten the local water table and the integrity of the surrounding soil. This directly jeopardizes the livelihoods of neighboring traditional family farms.
- **Environmental Degradation:** Increased pollutants, potential chemical runoff, and emissions from heavy equipment will compromise the air and water quality that defines our rural area.

The very identity of Marion Township relies on preserving its rural character and protecting our natural resources. Allowing an industrial-scale agribusiness to compromise these surrounding agricultural areas sets a dangerous precedent for future zoning and development decisions.

I respectfully request that the Planning Commission and Township Board deny the permits or zoning variances requested for this project, and instead prioritize the long-term preservation of our natural habitats and traditional farming community.

Thank you for your time, consideration, and dedicated service to our community.

Respectfully submitted,

A Concerned Marion Township Resident

Charles & Kelly Russell

1112 Gray Fox Court

Howell, MI 48843

August 30, 2026

Marion Township Planning Commission

2877 W. Coon Lake Road

Howell, MI 48843

Re: Proposed Data Center Overlay / D-19 Corridor

Dear Planning Commissioners,

Kelly and I will be out of town and unable to attend the September 22 Planning Commission meeting, but after reviewing the August Planning Commission packet, I wanted to make sure our concerns regarding the proposed Data Center Overlay are part of the discussion and the public record.

We live at 1112 Gray Fox Court, very near the Sexton Road and D-19 corridor. I was surprised and concerned to see that the Township is considering directing large-scale and hyperscale data centers toward the D-19 area. The Township's own planning materials specifically identify D-19 as a potential location for this type of development and recognize that the effect on surrounding property values is something that should be considered.

I understand the Township needs to establish reasonable regulations for data centers, and I appreciate the work that has already gone into trying to protect residents through setbacks, noise requirements, screening and infrastructure standards. My concern is more fundamental: **I don't believe large-scale industrial uses like hyperscale data centers belong next to established Rural Residential neighborhoods.**

Our area is made up of homes, farms and open land. That rural character is a large part of why people chose to live here and a large part of the value of our properties. Even with berms and landscaping, a large data center, utility substations, major electrical infrastructure, generators and the associated development would permanently change the character of this area.

We are also concerned about the potential for continuous noise from cooling systems, mechanical equipment, transformers and other equipment associated with a facility operating 24 hours a day. **In a quiet rural residential area like ours, that has a very different impact than it would be in an established industrial district.**

I am also concerned about what follows. The Township's own planning staff has acknowledged that extending water, sewers, roads and other infrastructure into rural areas for a data center could create additional development pressure in areas that have historically remained rural.

For those reasons, we respectfully ask the Planning Commission to **remove the Sexton Road/D-19 residential area from any proposed Data Center Overlay District** and instead direct large-scale and hyperscale data centers toward appropriately planned Industrial or Highway Service areas.

We are not opposed to responsible development. We simply believe existing residential neighborhoods and the investments families have made in their homes should be protected when there are more appropriate locations available for industrial use of this magnitude.

*** Please include this letter in the record for the September 22 meeting and provide a copy to the Planning Commissioners prior to their discussion. ***

Thank you for your consideration.

Sincerely,

Charles Russell

Kelly Russell

1112 Gray Fox Court

Howell, MI 48843



RESIDENT RESPONSE AND OBJECTION

Legacy Acres – Special Use Permit #02-26

775 Sexton Road, Marion Township

To Scott Richardson, the Marion Township Planning Commission and Township Board:

We are residents of the Wolf Ridge subdivision adjoining and near the Legacy Acres property at 775 Sexton Road. After reviewing the Legacy Acres application, the applicable Township ordinance, and the August 17 review prepared by the Livingston County Planning Department, we would like to formally express several concerns regarding the requested Special Use Permit.

We want to begin by making something clear. **We are not opposed to farming or legitimate agricultural use of this property.** We live in a rural community, understand its agricultural character, and recognize that this particular property has historically been used for agricultural purposes. Our concern is with the **intensity of the Agricultural-Based Tourism/Entertainment use now being requested, its relationship to the actual agricultural use of the property, and its potential impact on the surrounding residential properties and infrastructure.**

The application is being presented under Section 17.33 as Agricultural-Based Tourism/Entertainment. We understand that this type of activity can be permitted by Special Use Permit. However, Section 17.33 also requires that these activities be operated on the same premises as the principal agricultural use and be **“clearly incidental to the principal permitted agricultural use on the property.”**

After reviewing the application, that leaves us with a fairly basic question:

What is the principal agricultural business at Legacy Acres, and what is actually incidental to what?

The Livingston County Planning Department appears to have identified the same issue. Its review states that the site plan does not distinguish between the agribusiness portion of the property and its primary agricultural use. The planner specifically asks what portions of the structures will be used to conduct business and accessed by visitors.

We believe that relationship should be clearly established before a Special Use Permit is approved.

Previous Use of the Property

We also think it is important to put the previous use of this property into perspective.

The property was previously operated as a horse farm. Our understanding is that the previous owner provided riding lessons to individuals. That type of activity is consistent with the agricultural and rural character that the surrounding residents have historically experienced at this location.

The County Planning review itself describes the property as a previous horse farm and notes that many of the same buildings and structures remain.

However, we do not believe the previous operation of a horse farm should be viewed as evidence that the proposed use will have a similar impact on the surrounding area.

A horse farm providing individual riding lessons is vastly different in intensity from an Agricultural-Based Tourism/Entertainment operation authorized to bring as many as 100 visitors at a time onto the property.

The potential effects on traffic, parking, noise, sanitation, emergency access and neighboring homes are simply not comparable.

Size and Frequency of Events

The application describes reservation-only programming involving anywhere from a few people to as many as **100 visitors**, with operating hours from **9:00 AM until 9:00 PM, Year-round with an emphasis on March through December.**

Yet the County Planning review specifically notes that the application does **not identify the anticipated frequency of programming.**

We believe this is a significant unanswered question.

A handful of agricultural educational events involving 100 people during the course of a year is one thing. Events involving 100 people every weekend, or potentially several times per week, year round is entirely different.

Once that number of people is regularly being brought onto the property, we think it is reasonable to ask whether we are still dealing with an agricultural operation with incidental tourism and entertainment, or whether the agricultural component has instead become incidental to a much larger event or entertainment operation.

The Township's ordinance allows the Special Use approval to establish a maximum number of events per year, number of persons per event and hours of operation.

We strongly believe those limits should be clearly established rather than leaving the approval open-ended.

Traffic

Traffic is one of our biggest practical concerns.

An event involving 100 visitors could produce dozens of vehicles arriving within a relatively short period of time. That does not include employees, vendors, deliveries or service vehicles associated with the operation.

At the conclusion of an event, many of those vehicles could then be leaving at approximately the same time.

We believe the Township should evaluate the traffic impact based upon the **largest event being requested — 100 visitors — not the traffic generated by a small agricultural program.**

The County Planning Department has already identified traffic as an area requiring additional information. Its recommendation calls for a site plan addressing circulation, parking and potential traffic impacts and also calls for approval from applicable governing agencies, including the Livingston County Road Commission.

We believe those questions should be answered **before approval rather than after traffic problems occur.**

We also have concerns regarding the ability of Sexton Road and the surrounding road system to accommodate concentrated event traffic. We intend to gather additional information regarding those conditions and may address that issue separately as this process continues.

Our Subdivision's Private Road

There is another traffic and infrastructure issue of particular importance to our subdivision.

Our subdivision consists of **19 homes served by a private road. The subdivision residents are responsible for maintaining and repairing that road and bear the associated costs.**

Legacy Acres is not part of our subdivision and does not contribute to the maintenance or repair of our private road.

For that reason, approval of this Special Use Permit should not create, imply or assume any right for Legacy Acres customers, employees, vendors or event traffic to utilize our privately maintained road.

We therefore request that any Special Use Permit contain an explicit condition that:

Legacy Acres customers, employees, vendors and event-related traffic shall not use our subdivision's private road for ingress, egress, parking, overflow parking or turnaround purposes unless the applicant first demonstrates an existing legal right to use the private road for those purposes.

The residents who pay to maintain a private residential road should not be expected to absorb additional traffic, wear or maintenance costs associated with an adjoining business operation.

Existing Drainage Concerns

This issue is compounded by an existing infrastructure problem at our subdivision entrance.

We already experience drainage issues along Sexton Road that create problems at the entrance to our subdivision and affect our private road.

These are existing conditions our residents are already dealing with, and we do not believe they should be overlooked when considering a Special Use that could substantially increase traffic immediately adjacent to our entrance.

The County Planning review notes that the applicant's information does not include topographic contour information and states that the Planning Commission may request additional information concerning existing drainage conditions, including a topographic map.

We therefore ask that the existing drainage conditions affecting this area and our subdivision entrance be evaluated before final approval of this Special Use Permit.

Parking, Sanitation and Emergency Access

The County Planning review indicates that overflow parking is proposed in the field west of the barn facilities and states that the field "likely" has sufficient space. It also notes that the application does not identify whether there will be additional non-resident staff or a need for employee parking.

We do not believe "likely" is sufficient when approval is being requested for events involving as many as 100 visitors.

There should be an actual site plan demonstrating how the maximum requested use will be accommodated, including guest parking, employee and vendor parking, vehicle circulation, overflow parking and emergency vehicle access.

We have similar questions regarding septic capacity, restroom facilities, trash collection, noise and fire safety.

These are not issues we have invented as neighboring residents. The County Planning Department itself recommends that the applicant provide a site plan addressing **circulation, parking, sanitation, trash collection, noise and potential traffic impacts**, along with more detailed information regarding the frequency and types of events.

We believe those issues should be resolved before approval rather than after the operation begins.

The Maximum Requested Use Should Be the Standard

One provision of the ordinance particularly stood out to us.

For events, the applicant must demonstrate that the **largest event desired by the facility** can be handled without significant adverse impacts to adjacent neighbors or Township facilities and services, or otherwise creating a detriment to public health, safety or welfare.

We believe that is exactly the standard that should be applied here.

The question should not be what Legacy Acres looks like when ten people attend an agricultural program on a Tuesday afternoon.

The question should be:

What happens when Legacy Acres has the full 100 visitors it is asking permission to host?

What does the traffic look like?

Can the roads safely handle the concentrated arrivals and departures?

Where do all of those vehicles park?

Can emergency vehicles safely enter and exit?

What happens with noise?

What happens at 9:00 PM when a large event concludes and those vehicles leave?

And, most importantly for those of us who already live here, **what effect does that level of activity have on the surrounding residential properties?**

The ordinance also gives the Planning Commission the ability to require higher standards when necessary to protect the rural character of the community, and the County Planning review specifically notes that higher standards may be considered to mitigate impacts on adjacent properties.

OUR REQUEST

For all of these reasons, the undersigned residents respectfully request that the Marion Township Planning Commission **not recommend approval of SUP #02-26 until the outstanding issues identified above and by the Livingston County Planning Department have been addressed and the applicant demonstrates compliance with Section 17.33 at the maximum level of activity being requested.**

We also recognize that, after addressing these issues, the Township may ultimately determine that the proposed Agricultural-Based Tourism/Entertainment use qualifies for approval.

If that occurs, we respectfully request that the following specific conditions and limitations be made part of the Special Use Permit.

Our purpose in requesting these conditions is not to prevent Legacy Acres from operating the agricultural education center described in its application. Rather, we want to clearly define the scope of the approval now so that both Legacy Acres and the surrounding residents understand what is — and is not — permitted in the future.

1. **Traffic and Sexton Road.** Before the maximum proposed use is permitted, Sexton Road, the property's access points and the surrounding traffic pattern should be reviewed by the appropriate agencies. Any improvements determined necessary to safely accommodate the additional traffic generated by the approved use should be completed as a condition of that use.
2. **Existing Drainage Problems.** The existing drainage problems along Sexton Road and at the entrance to our subdivision should be evaluated and appropriately addressed. Any site improvements or increased use of Legacy Acres should not worsen the drainage conditions already affecting our subdivision entrance and private road.
3. **No Use of Our Private Road.** Legacy Acres customers, guests, employees, vendors, contractors and event traffic should be prohibited from using our subdivision's private road for ingress, egress, parking, overflow parking or turnaround purposes unless Legacy Acres can establish an existing legal right to such use. Legacy Acres should also be responsible for clearly communicating this restriction to its guests and service providers.
4. **Clear Signage.** Appropriate directional signage should be required at Legacy Acres and its entrance to direct visitors to the proper access point and reduce confusion or accidental entry onto our private subdivision road.
5. **Defined Limits on Attendance and Frequency.** The permit should establish specific maximums for both **attendance and frequency of events and programs**, including the maximum number of people permitted at one time and the maximum number of events or programs permitted per week, month and/or year. Any increase beyond those limits should require Township review and amendment of the Special Use Permit.
6. **Agricultural Education Only — No General Event Venue.** The Special Use Permit should be limited to the Agricultural-Based Tourism/Entertainment and agricultural education activities described and approved in the application. The property should not be permitted to operate as a general-purpose event venue or rental facility. This should specifically exclude weddings and wedding receptions, corporate events, private parties, fundraisers, concerts or outside entertainment, and similar unrelated events.
7. **No Short-Term or Overnight Rentals.** Overnight lodging or short-term rental of the residence, buildings, grounds or any other portion of Legacy Acres should be specifically excluded from this Special Use Permit.
8. **No Rental of the Property or Amenities for Unrelated Events.** Legacy Acres should not be permitted to rent the property, buildings, grounds, swimming pool or other amenities separately for private or commercial use unrelated to the approved agricultural education operation. The existing swimming pool, in particular, should not be operated or rented as a commercial or public swimming facility.
9. **No Expansion Into Unrelated Commercial Activities.** The Special Use Permit should not authorize unrelated commercial activities, retail operations, entertainment or other commercial

- events beyond the approved agricultural education/agri-tourism use. Any material expansion or change in the nature of the business should require additional Township review and approval.
10. **Admission and Commercial Events.** The permit should not allow the property to evolve into a general admission-based entertainment or event facility. Any admission fees or charges should be limited to the specific agricultural education/agri-tourism activities approved by the Township and should not independently expand the scope of the approved use.
 11. **Alcohol and Marijuana.** The sale of alcoholic beverages, marijuana or similar regulated intoxicating products should not be permitted as part of the approved Special Use. Any future request involving such sales should require separate Township review and any other governmental approvals required by law.
 12. **Parking and Expansion.** Parking should be limited to the areas specifically approved as part of the Special Use Permit. Additional or expanded parking areas should require Township review and approval rather than occurring incrementally as the operation grows.
 13. **Lighting.** Any existing or future exterior lighting associated with the operation should be shielded and directed downward and away from neighboring residential properties and roadways. No lighting associated with the Special Use should create glare or materially illuminate adjoining residential properties.
 14. **Noise, Screening and Buffering.** DJ's and their equipment, specifically loud speaker systems, should be prohibited. Appropriate landscaping, green space, vegetative screening and/or berms should be required where appropriate between the Legacy Acres activity areas and neighboring residential properties as part of an overall noise and visual-impact reduction plan.
 15. **Changes in Use or Intensity.** Any significant increase in attendance, event frequency, operating hours, parking capacity, structures used by the public, or the type of activities conducted on the property should require review by the Township and, where applicable, an amendment to the Special Use Permit rather than being considered automatically authorized under the original approval.

We believe these conditions are reasonable because they accomplish two things.

They allow the applicant to operate the **agricultural education center being presented to the Township today**, while providing reasonable assurance to the surrounding residents that approval of that use will not later become approval for a substantially different commercial event, entertainment or rental operation.

We want to emphasize again that **we are not attempting to prevent the agricultural use of this property.**

We are asking the Township to recognize the difference between the property's historic agricultural use and the intensity of what is now being requested.

A horse farm providing individual riding lessons is one thing. An Agricultural-Based Tourism/Entertainment operation authorized to bring as many as 100 people at a time onto the property is something substantially different.

If the Township ultimately approves this Special Use, we believe this is the appropriate time to establish clear boundaries — not several years from now after the operation has expanded and neighboring residents are attempting to determine what the original permit actually allowed.

Clear conditions protect everyone involved. **Legacy Acres knows exactly what it is permitted to do, the Township has objective standards it can enforce, and neighboring residents know what protections were included when the use was approved.**

We believe that is a fair and reasonable approach that respects the applicant's property rights while also protecting the families who already live here and the rural residential character of this area.

Thank you for your consideration.

Respectfully submitted,
The Residents of the Wolf Ridge Subdivision
19 Homes — Marion Township, Livingston County, Michigan

PRINTED NAME	ADDRESS	SIGNATURE	DATE
Paul Webster	1101 GRAY FOX CT	[Signature]	9-2-26
Holly Gentile	973 GRAY FOX CT	[Signature]	9/2/26
Deanna Ross	1001 GRAY FOX CT	[Signature]	9-2-26
Rachel Ross	1001 GRAY FOX CT	[Signature]	9-2-26
Kenneth Walburn	1056 GRAY FOX CT	[Signature]	9-2-26
Gary Pratt	8750 WOLF RIDGE	[Signature]	9-2-26
Mary Pratt	8750 WOLF RIDGE	[Signature]	9-2-26
Aubrielle Wilson	9456 GRAY FOX CT	[Signature]	9-2-26
Sharon Snell	1181 GRAY FOX CT	[Signature]	9-2-26
Den Smith	1181 GRAY FOX CT	[Signature]	9-2-26
David & Lebbey Tychowski	8028 GRAY FOX CT	[Signature]	9-2-26
Matt Osinski	946 GRAY FOX CT	[Signature]	9-2-26
Christal Osinski	946 GRAY FOX CT	[Signature]	9/2/26
Pauline Henderson	1225 GRAY FOX CT	[Signature]	9/2/26
DARON DAVIS	1168 GRAY FOX CT	[Signature]	9/2/26
Angela Henderson	1225 GRAY FOX CT	[Signature]	9/2/26
Mark & Mary Ferrugia	1084 GRAY FOX CT	[Signature]	9/2/26
Jill Haas	917 GRAY FOX CT	[Signature]	9/2/26
David Haas	917 GRAY FOX CT	[Signature]	9/2/26
Joe DeKorver	1286 GRAY FOX CT	[Signature]	9-2-26
Charles Russell	1112 GRAY FOX CT	[Signature]	9-2-26
Michael & Donna Dettlo	1244 GRAY FOX CT	[Signature]	9-3-26
ROBERT W. HICKCOX + LEE	1029 11th St	[Signature]	11
Ryan Piper	1000 GRAY FOX CT	[Signature]	9-3-26
BENNETT LOE	918 GRAY FOX CT	[Signature]	9-3-26
Kelly Russell	1112 GRAY FOX CT	[Signature]	9-3-26

Oct. 6, 2026

Planning Commission

I say No to Britney Hoskins
Applicant. The Septon Rd already
has too much traffic for a
small country rd. Everytime the
road is wet every car picks up
dirt under the car and there goes
the road dirt.

We are going to run out of dirt and
gravel and oil, gas and electricity.

No drugs and drinking and parking
on the Septon Rd. Park off the road.

Thank you.

Yours Truly
Mayone Bucklew



Livingston County Department of Planning

MEMORANDUM

TO: Marion Township Planning Commission

FROM: Martha Haglund, AICP, Principal Planner

DATE: October 08, 2026

SUBJECT: DRAFT 17.36 Data Center Ordinance

Scott Barb
AICP, PEM
Planning Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

Background

The current Township Moratorium on Hyper Scale Data Centers will expire February 11, 2027. The moratorium will provide the necessary time to finalize a Data Center Ordinance. To date, Marion Township has not received an application to develop a data center in the Township.

During the Township Planning Commission meeting on August 25, 2026, the draft Data Center Ordinance was reviewed, alongside discussions regarding potential locations for permitting data centers. There was a consensus to allow data centers within the Light Industrial and Highway Service Commercial zoning districts. Additionally, amendments to the dimensional standards for these districts were proposed to allow more efficiency land use while preventing encroachment on residential zoning districts.

In conjunction with the revisions to the zoning districts, several changes to the draft Data Center Ordinance were proposed to ensure feasibility for development. This is important to ensure that the Township does not appear exclusionary toward specific land uses, which could expose it to legal risks.

Department Information

Administration Building
304 E. Grand River Ave.
Suite 206

•
(517) 546-7555
Fax (517) 552-2347
•

Web Site
Milivcounty.com/planning

Summary of Amendments since September

There was consensus from the Planning Commission that overall, the proposed revisions, discussed in September were appropriate for the Highway Service Commercial and Industrial Areas. Some revisions included: modifying the setback requirement from residential zoning districts was reduced from 500 feet to 250 feet, while maintaining buffer provisions to mitigate impacts on neighboring properties. Additionally, there is a 2-acre minimum, down from the previous 10-acre minimum lot size.

The following revisions were included in the current draft for consideration:

- Battery storage is required to be in the primary building, and external storage containers are prohibited.
- Additional standard for Infrasound next to residential properties.
- New Section I: Use of Consultants and Cost Recovery. It specifies the Township can hire consultants to continue reporting on a variety of standards such as noise, water and energy usage as well as



environmental standards all at cost to the developer through an escrow account.

- Revised the Lighting Standards under Intensity to be subject to the Industrial District under Section 10.E.6.h. This may be more appropriate in the Highway Service Commercial and Industrial.

Section 10.E.6.h

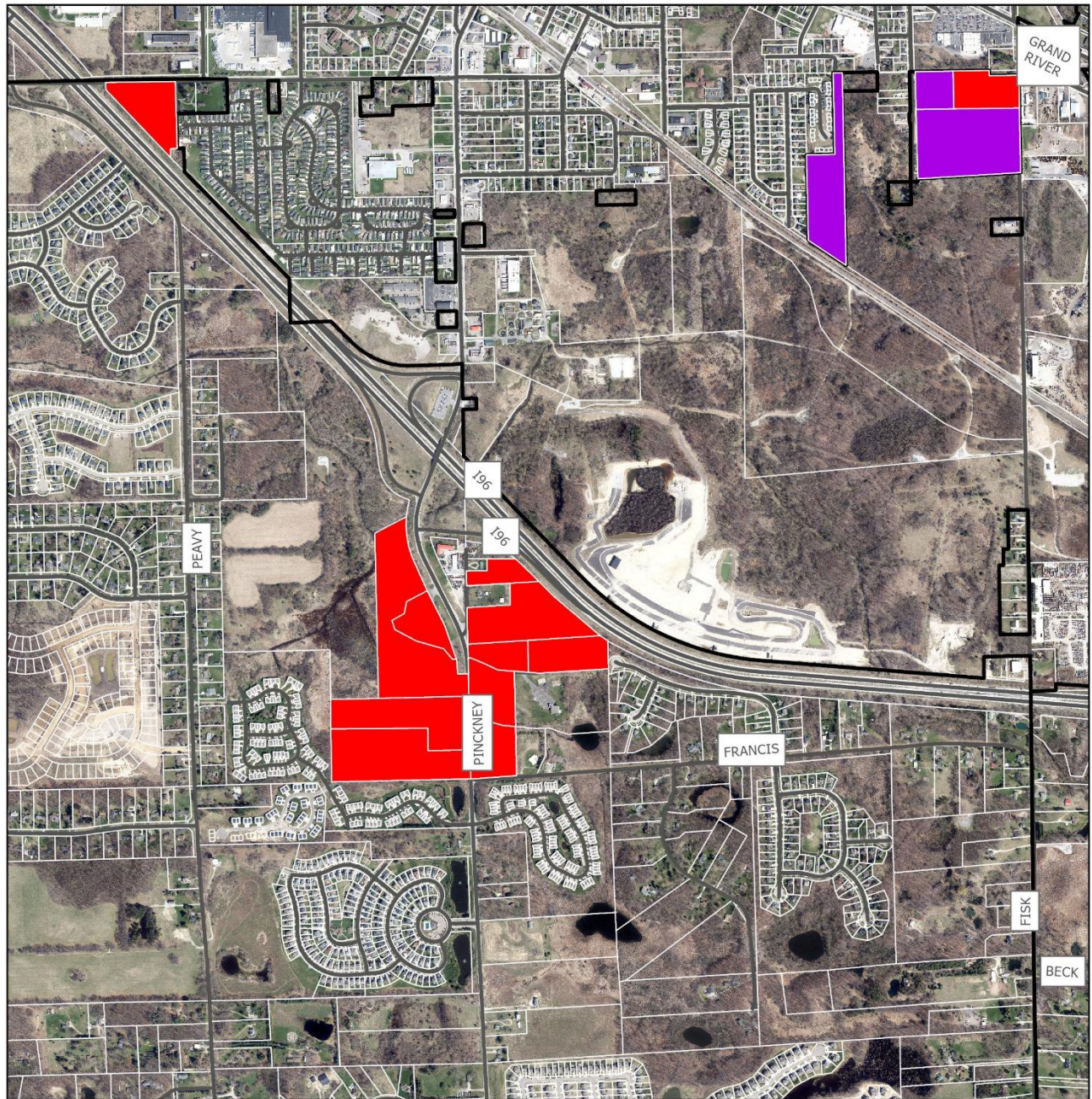
Light: Exterior lighting shall be so installed that the source of light shall not be visible and shall be so arranged as far as practical to reflect light away from any residential use, and in no case shall more than one (1) foot-candle power of light cross a lot line five (5) feet above the ground in a residential district.

The Data Center Ordinance is currently being developed alongside revisions to the dimensional standards for the Highway Service Commercial and Light Industrial Districts. It is advisable to conduct two separate public hearings on the same evening, one focusing on the Dimensional Standards and the other on the Data Center Ordinance.

The Process

1. Once the planning commission finalizes a draft, they schedule a public hearing.
2. Public Hearing for amendments to the Highway Service Commercial and Industrial Dimensional Standards followed by the Data Center Ordinance Public Hearing.
3. Following the public hearing the planning commission will make a recommendation for approval or denial. The recommendation does not have to take place on the same night as the public hearing.
4. The amendments will be forwarded and reviewed by the Livingston County Planning Commission.
5. After receiving the Livingston County Planning Commission's recommendation, the Township Board will either:
 - Proceed with final adoption,
 - Deny the amendments, or
 - Propose additional revisions for the Planning Commission to consider.
6. After the final adoption of the Data Center Ordinance the Township can discontinue the Moratorium on Data Centers.

The Township Planning Commission should continue its' discussion and refine the draft Data Center Ordinance and begin to anticipate a date for a public hearing.



Legend

- Municipal Boundary
- Roads
- Light Industrial >2 acres
- Highway Service >2 acres

---DISCUSSION---
Marion Township
Current Draft-Data Center
Highway Service District and Light Industrial
District



0 0.13 0.25 0.5 Miles

Data Centers

Marion Township Zoning Ordinance Livingston County, Michigan

Draft for Planning Commission review

MARION TOWNSHIP
ZONING ORDINANCE TEXT AMENDMENT
DATA CENTERS

An amendment to the Marion Township Zoning Ordinance to amend definitions related to data centers; amend uses permitted by special use permit; amend standards for data centers; and amend the table of contents accordingly.

[Additions to existing Zoning Ordinance]

~~[To be Deleted]~~

[Additions from Draft September's Draft Ordinance]

1. AMENDMENT OF ARTICLE III: DEFINITIONS

SECTION 3.02 DEFINITIONS OF THE ZONING ORDINANCE IS HEREBY AMENDED TO ADD THE FOLLOWING DEFINITIONS, WHICH SHALL READ AS FOLLOWS:

Data Center: A facility used primarily for the storage, management, processing, or transmission of digital data that may include computer or network equipment, systems, servers, appliances, or other components related to digital data operations. The use may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other related infrastructure to support operations.

Infrasound: A low frequency sound below a frequency of 20Hz that is typically sub-audible to humans and is perceived as vibrations.

SECTION 3.02 DEFINITIONS OF THE ZONING ORDINANCE IS HEREBY AMENDED TO DELETE THE FOLLOWING DATA PROCESSING FACILITY DEFINITION:

~~**Data Processing Facility:** A building, dedicated space within a building, or group of structures located on one or more acres of land used to house a large group of computer systems and associated components, such as telecommunications and data processing systems, to be used for the remote storage, processing, or distribution of large amounts of data. Examples of such data include, but are not limited to, computationally intensive applications such as blockchain technology, cryptocurrency mining, weather modeling, genome sequencing, etc. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support operations.~~

2. AMENDMENT OF ARTICLE IX: HIGHWAY SERVICE DISTRICT

SECTION 9.01(D)(12) HIGHWAY SERVICE DISTRICT SPECIAL USES, OF THE ZONING ORDINANCE IS HEREBY ADDED TO READ AS FOLLOWS:

Data Centers

3. AMENDMENT OF ARTICLE X: INDUSTRIAL DISTRICTS

SECTION 10.01(D)(5) LIGHT INDUSTRIAL SPECIAL USES, OF THE ZONING ORDINANCE IS HEREBY AMENDED TO READ AS FOLLOWS:

~~Data processing facility.~~

Data Centers

4. AMENDMENT OF ARTICLE XVII: STANDARDS FOR SPECIFIC SPECIAL LAND USES

REPLACE IN ITS ENTIRETY SECTION 17.36 DATA PROCESSING FACILITY OF THE ZONING ORDINANCE TO READ AS FOLLOWS:

Section 17.36 Data Centers

- A. Intent and Purpose:** The intent and purpose of this section is to establish standards for the siting, installation, operation, decommissioning, and removal of Data Centers and related accessory uses; establish the process for the reviewing and permitting of such facilities; protect the health, welfare, safety, and quality of life of the general public; ensure compatibility with land uses in the surrounding area; ensure adequate capacity for public services and infrastructure for Data Centers and the community; and protect and preserve the existing and desired rural character of the community.
- B. Locational Requirements:** Data Centers are subject to the locational requirements below.
1. Wellhead Protection: Data Centers shall not be located within a wellhead protection area.
 2. Zoning Districts: Data Centers are permitted in the following zoning districts as a special use: Highway Service District and the Light Industrial District.
- C. Site Requirements:** Data Center sites shall meet the site standards below.
1. Site Composition: The site shall consist of a single parcel. When a site crosses a road or is otherwise unable to be combined into a single parcel, all parcels shall be owned and controlled by a single entity.
 2. Lot Area: Two (2) acre minimum.
 3. Setbacks: Buildings, substations, battery storage, and mechanical equipment shall meet all setbacks from the zoning district and be a minimum of two hundred and fifty (250) feet from adjacent residential zoning districts, residential dwellings, schools, and religious institutions.
 4. Building Height: Buildings shall conform to the zoning district it is located. .
 5. Building Area: Individual buildings shall have a maximum area of one hundred fifty thousand (150,000) square feet.

6. Lot Coverage: Maximum lot coverage shall conform to the zoning district in which it is located.
7. Access: The site shall have direct access from a paved county road.
8. Parking: The developer shall provide a staffing and visitor plan for the Data Center and provide one (1) space per employee and (1) space per visitor during peak usage. All ADA (Americans with Disabilities Act) requirements must be adhered to.

D. Buffering Requirements: Data Centers shall have a landscape buffer outlined below in addition to what is required in Section 6.13 Landscaping, Fencing, Walls and Screening. In case of a conflict, these standards below shall control.

1. Width: Where a data center project shares a property line with a residential zoning district, the buffer shall be a minimum of fifty (50) feet wide.
2. Berm: When a project is adjacent to a residential zoning district a minimum size berm of fifteen (15) feet high shall be located within the landscape buffer. The berm shall be set back and designed to not increase stormwater flow to adjacent properties.
3. Vegetation: The landscape buffer shall be vegetated as described below.
 - a. Shade Trees: There shall be a shade tree for every seventy-five (75) feet of exterior frontage or fraction thereof. Trees shall have a caliper of at least two point five (2.5) inches at the time of planting. A maximum of ten (10) percent of shade trees can be from a single species.
 - b. Evergreen Trees: Evergreens shall be planted fifteen (15) feet apart in two (2) staggered rows spaced fifteen (15) feet apart. Trees shall have a height of at least six (6) feet at the time of planting. A maximum of fifteen (15) percent of evergreen trees can be from a single species.
4. Modification: The Planning Commission can recommend and the Township Board approve a modification of these buffering standards provided the proposed modification would provide equal or better screening to adjacent properties and consideration of the following:
 - a. The proposed modification is necessary to protect or preserve existing vegetation;
 - b. The proposed modification preserves important vegetation or wildlife habitat;
 - c. The proposed modification is necessary for environmental reasons;
 - d. The proposed modification is the minimum necessary.
5. Maintenance: Good arboricultural techniques and follow guidelines set by the United States Department of Agriculture in the Tree Owner's Manual for Northeastern and Midwestern United States. Dead or diseased vegetation shall be removed and must be replaced in a manner consistent with these standards at the next appropriate planting season.

- a. Annual Inspection: Data Centers will be inspected annually to ensure continued compliance with these buffering requirements.
- b. Violation: A confirmed violation of the buffering requirements must be corrected within thirty (30) days of receiving notice or the next planting season.

E. Performance Standards In addition to the general standards of this Ordinance, Data Centers shall meet the performance standards below.

- 1. Municipal Utilities: Data Centers must be connected to and served by municipal water and sanitary sewer systems. On-site wells or septic fields are not permitted.
- 2. Cooling: Cooling systems serving Data Centers shall be closed-loop, no-contact water-cooling systems.
- 3. Battery Storage: Is permitted to support co-located Renewable Energy Storage and shall meet the following standards:
 - a. Screening: Must meet all dimensional and screening requirements in this ordinance.
 - b. Location: Shall be located within the principal building. External cargo containers for battery storage are prohibited.
 - ~~a.c.~~ Energy: The battery storage shall only serve onsite energy needs.
 - ~~b.d.~~ Application: Shall be identified on the first site plan either as initial phase or future phase construction.
 - ~~c.e.~~ Storage Length: Batteries shall have long-duration (10 or more hours) storage capabilities.
- 4. Power Generation: Routine or primary power generation is prohibited, except as permitted in 17.36 (F) (3)Renewable energy sources. Emergency backup generators are permitted subject to the standards below.
 - a. Use: Except for testing, exercise, or commissioning activities, generator use is limited to emergency backup use only.
 - b. Hours: Generator testing, exercise, and commissioning are limited to the hours between 11:00 am and 5:00 pm.
 - c. Fuel storage: Must comply with applicable state and federal regulations.
 - d. Emissions: All Generators shall be Tier 4 generators and emit no PM 2.5.
- 5. Buildings: Buildings associated with Data Centers shall meet the design standards below.
 - a. Façade Materials: Façades visible from off-site shall have at least fifty (50) percent of their surface area clad in face brick and at least ten (10) percent of their surface clad in glass.
 - b. Roof: Buildings fifty thousand (50,000) square feet or larger shall have a roof with white or light colors, a planted green roof, or solar panels.

- c. Mechanical Equipment: Roof-mounted mechanical equipment shall be fully screened to the height of the equipment.
 - d. Loading Bays: Loading bays shall only be located along one façade per building and shall not be on the front façade.
6. Lighting: In addition to the lighting standards in §14.04(E) Lighting, Data Centers shall meet the specific lighting standards below.
- a. Intensity: [Shall conform to the lighting standards of the Limited Industrial District Section 10.E.6.h.](#) ~~Lighting shall be installed in a manner so that no illumination sources are visible beyond all property lines or 0.0 footcandles.~~
 - b. Height: Building and pole-mounted light fixtures shall have a maximum height of eighteen (18) feet.
 - ~~c. Hours: Exterior lighting shall be turned off from one (1) hour after sunset to one (1) hour before sunrise. This shall not apply to the minimum lighting needed for construction or emergency service, required by building code, required for staff parking lots, or motion-activated lighting required for safety or security.~~
 - ~~d.c.~~ Color Temperature: Lighting shall have a maximum color temperature of 3500K.
7. Security: Data Centers shall provide the security below.
- a. Perimeter Fencing: The Data Center site shall have fencing around the facility to prevent unauthorized access and to screen the facility.
 - 1) Height: The fence shall be between seven (7) feet and eight (8) feet tall.
 - 2) Fence Posts: Fence posts shall extend at least thirty-six (36) inches into the ground, and gate posts and corner posts shall have a concrete foundation.
 - 3) Fence Type: Fences visible outside the vegetative buffer shall be a woven agricultural-style fence. The Township may require or allow durable green opaque material to be integrated into the fence if necessary for buffering or screening. Fences not visible outside the vegetative buffer may be opaque wood, metal, or masonry or chain-link.
 - 4) Alternative Fencing: Alternate fencing may be approved by the Township upon a finding that the alternative provides adequate access control and visual screening.
 - 5) Wildlife Considerations: The Township may require or allow a fence design to allow for the passage of wildlife upon a finding that adequate access control and visual screening will be preserved.
 - b. Gate Access: Gates shall be provided at all access points, unless otherwise permitted or approved. Gates for vehicular access shall be approved by the Fire Authority.

- 1) Gate Type: Gates shall be the same height and constructed of the same material as fencing, unless otherwise approved.
 - 2) Emergency Access: Access, such as Knox box, access codes, or emergency siren activation, shall be provided for emergency responders.
 - 3) Gate House: Gate houses with around-the-clock staffing may be required if determined necessary to provide appropriate safety for and access to the Data Center site.
8. Sound and Infrasound: The sound generated by a Data Center must meet the sound standards of this Ordinance and the additional standards below.
- a. Day Sound Level: The maximum sound level shall be forty (40) dB(A) Leq, as measured at the project boundary and road rights-of-way between the hours of 7:00 am and 9:00 pm.
 - b. Night Sound Level: The maximum sound level shall be thirty-five (35) Leg dB(A) , as measured at the project boundary and road rights-of-way between the hours of 9:00 pm and 7:00 am.
 - c. [Infrasound: Frequencies below 20 Hz must measure 0 Hz or meet preconstruction, ambient sound levels at any property line that abuts residentially zoned properties.](#)
 - d. Pure Tone: If pure tones are produced, the maximum sound level shall be reduced by five (5) dB(A) and dB(C).
 - e. Difference: The maximum difference between dB(A) and dB(C) shall be ten (10) decibels.
 - f. Ambient Sound: If the ambient sound levels exceed these standards, the maximum sound level shall be the ambient sound level plus five (5) dB(A).
- ~~Continued Compliance: The sound level generated by a Data Center must be inspected every year, at the operator's expense, by an auditory expert to ensure compliance with applicable sound standards.~~
- ~~10-9.~~ [9.](#) Utility Substations: Utility substations shall meet landscape buffer requirements and shall be at least two hundred and fifty (250) feet from any adjacent residentially zoned ~~ed~~ing district, residential dwelling, school, or religious institution.
- a. Application: Utility substations shall be identified on the first site plan either as part of the initial phase or future phase of development.
 - b. Location: Shall only support on-site energy needs.
- ~~11-10.~~ [10.](#) Wildlife: Data Centers shall be designed, sited, and operated in a manner to minimize impact on wildlife.
- a. Wildlife Impact Analysis: An analysis to identify and assess any potential impacts on wildlife and endangered species shall be prepared by a qualified third-party professional acceptable to the Township. At a minimum, the analysis shall include a thorough review of existing information regarding

species and potential habitats in the vicinity of the project area. Where appropriate, surveys for bats, raptors, or general avian use should be conducted. The analysis shall include the potential effects on species listed under the federal Endangered Species Act and Michigan's Endangered Species Protection Law.

- b. Adverse Impacts: Appropriate measures shall be taken to minimize, eliminate, or mitigate adverse impacts identified in the analysis. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts.
- c. Special Scrutiny: Sites requiring special scrutiny include wildlife refuges, other areas where birds are highly concentrated, bat hibernacula, wooded ridge tops that attract wildlife, sites that are frequented by federally- or state-listed endangered species of birds and bats, significant bird migration pathways, and areas that have landscape features known to attract large numbers of raptors.
- d. US Fish and Wildlife Service: The applicant shall follow all pre-construction and post-construction recommendations of the United States Fish and Wildlife Service.

~~12.~~11. Environment: Data Centers shall be designed, sited, and operated to minimize impact on the environment.

- a. Environmental Impact Analysis: An analysis to identify and assess any potential impacts on the natural environment including, but not limited to, trees, wetlands, and other fragile ecosystems, shall be prepared by a qualified third-party professional acceptable to the Township zoning administrator, engineer, and planner.
- b. Adverse Impacts: Appropriate measures shall be taken to minimize, eliminate, or mitigate adverse impacts identified in the analysis. The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts.
- c. Tree Mitigation: Trees with a DBH of twenty (20) or more inches with good or excellent health, shall be replaced with three (3) shaded trees with a caliper of two point five (2.5) inches. To the extent feasible, the trees shall be located within the site. The Planning Commission may recommend, and the Township Board may approve planting of replacement trees on other properties.
- d. Site Preservation: Areas of the site not required for development shall be preserved in their natural condition or used for agriculture. Areas to be developed for future phases shall remain in their natural condition or used for agriculture until that phase is developed.
- e. Environmental Laws: Data Centers shall comply with applicable parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 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.).

- f. Wastewater shall not be discharged directly into any open water source. All wastewater must be conveyed to and processed by a municipal water treatment facility. The developer shall coordinate with the municipal water treatment facility and demonstrate the following:
 - 1) Estimated wastewater discharge volume: The developer must provide anticipated daily and peak discharge amounts.
 - 2) Water quality and treatment capability: The municipal water treatment facility must confirm that it can meet all applicable water filtration and treatment standards required for the expected wastewater characteristics.
 - 3) Available treatment capacity: The wastewater treatment facility must verify that it has sufficient capacity to accommodate the projected increase in demand.
- g. Containment System: A containment system shall surround any transformers in case of hazardous waste or oil spills.
- h. Removal: All solid and hazardous waste materials shall be promptly removed from the site and disposed of properly.
- i. Responsibility: The Data Center owner, operator, and property owner shall be responsible, jointly and severally, for mitigating erosion, flooding, and all other environmental impacts resulting from the facility.

~~13.~~12. Emergency Action Plan: Data Centers shall have an emergency action plan to identify actions to be taken in event of an emergency.

- a. Fire Suppression: The Emergency Action Plan must include a fire suppression plan, including the technology to be used.
- b. Special Equipment and Training: The Emergency Action Plan shall identify special equipment and training that are required for emergency response to a Data Center.
- c. Clean-up: The Emergency Action Plan must include plans for immediate cleanup and long-term remediation efforts following an emergency.
- d. Emergency Training: Before the Data Center is operational and annually thereafter, must provide the necessary training, equipment, or agreements specified in the emergency action plan to the Township or other emergency personnel. All training must be consistent with current industry standards.
- e. Public Record: The Emergency Action Plan will be a public record. Copies shall be shared with all relevant first responding agencies.

~~14.~~13. Damage Repair: The owner, operator, and property owner shall be responsible, jointly and severally, for making repairs to any public roads, drains, or infrastructure damaged by the construction, use, or maintenance of, or damage to the Data Center.

~~15.~~14. Renewable Energy: Data Centers may be co-located with renewable energy facilities, provided the renewable energy facility is intended primarily to serve the Data Center. Review and approval are required for each use.

~~16.~~15. Mixed Facilities: Data Centers may be co-located with other uses that use the waste heat, such as a greenhouse operation.

~~17.~~16. Transfer or Sale: In the event of a transfer or sale of a Data Center, the new owner or operator must do the following.

- a. Notify: The new owner or operator must notify the Township within thirty (30) days of the transfer or sale. The zoning administrator shall administratively amend the permit to name the new owner or operator;
- b. Site Improvements: The Zoning Administrator will inspect the site and provide notification of any deviations or violations of the approved site plan, special use permit, or this Ordinance. Corrections shall be made within forty-five (45) days or the next planting season for landscape corrections; and
- c. Decommissioning Performance Guarantee: Estimated costs of decommissioning and restoration shall be recalculated, and the performance guarantee shall be adjusted accordingly. The performance guarantee shall be transferred to the new owner or operator.

17. Phasing: When Data Centers are proposed to be constructed in phases the following standards shall apply:

- a. Description: The site plan and narrative must provide a description of the proposed phasing, including phasing lines.
- b. Period: All phases must be completed within six (6) years of final site plan approval, or a new site plan must be approved, subject to the standards in place at the time of application.
- c. Completion: All buffering, security, and infrastructure improvements must be completed as part of the first phase.

F. Decommissioning, Abandonment, and Restoration: The site shall be decommissioned and restored following the operational life or abandonment of the Data Center.

1. Decommissioning Plan: A Decommissioning Plan shall be prepared by a qualified third-party professional acceptable to the Township zoning administrator, engineer, and planner and should encompass the following:
 - a. Anticipated Life: The Decommissioning Plan shall describe the anticipated life span of the Data Center.

- b. Removal: Describe methods for removal of structures, equipment, utilities and impervious surfaces.
 - c. Disposal: Description of recycling and disposal of equipment and hazardous materials.
 - d. Restoration: Description of final grading and revegetation.
 - e. Decommissioning Costs: provide an itemized cost estimate for scope of decommissioning.
 - f. Payment: Provide a description of the decommissioning payment process.
2. Decommissioning Performance Guarantee: A performance guarantee for decommissioning and restoration of the Data Center shall be provided before construction commences and shall be held in an escrow account until confirmation that the site has been fully restored.
 - a. Value: The performance guarantee shall be equal to one hundred twenty-five (125%) percent of the cost to remove and restore the Data Center as determined in the Decommissioning Plan. Cost estimate to be completed by an independent third-party.
 - b. Routine Review: The Decommissioning Plan shall be updated on a regular basis, at minimum every three (3) years and adjusted for inflation. Additional security may be required to account for increased anticipated decommissioning costs during the preceding three (3) years.
 - c. Form: The performance guarantee shall be in the form of cash deposited with the Township or an irrevocable letter of credit, naming the Township as the beneficiary. A surety bond is not acceptable.
 3. Abandonment: Data Centers that are not operated for a continuous period of six (6) months shall be considered abandoned, whether there is an intent to continue the use, and shall be removed and restored or restored to operation. An extension may be granted by the Township upon finding that the delay does not create a hazardous condition, and the applicant has demonstrated a good-faith effort to continue operation.
 - a. Township Action: The Township may remove any abandoned or unsafe Data Center structures or components that are not removed or restored within the allowed time. The owner, operator, and property owner shall be jointly and severally responsible for any costs.
 4. Chemical Analysis and Boring: A chemical analysis and boring of the soil, as recommended by the Township engineer, shall be performed before any decommissioning work begins with the results compared to the baseline soil chemical analysis baseline test results obtained before construction of the Data Center.
 - a. Chemical Levels: All levels of any chemical entity found in the soil chemical analysis must be equal to or are lower than the levels of all chemical entities determined in the baseline testing performed prior to construction. If a new

chemical entity, either organic or inorganic compounds, are identified in the soil chemical analysis, its level must be below established federal and state government levels for hazardous materials in soils for that chemical entity.

- b. Report: A report of the soil chemical analysis must be provided to the Township within seven (7) days. If any chemical entity, organic or inorganic compounds, are above established federal and state government levels for hazardous materials in soils, the report must be submitted to the appropriate Federal and State regulatory agencies within seven (7) days of receiving the testing report showing a violation.
 - c. Violation Resolution: Once a violation has been determined and finalized, a reclamation plan for the contaminated soil must be developed and implemented to remove the contaminated soil from the Data Center. The reclamation plan must meet all Federal and State regulations for the reclamation of a contaminated site. The plan must be approved by the Township Board and the Township engineer. Once the contaminated soil has been removed and replaced with uncontaminated soil, a final chemical analysis shall be performed to confirm the Data Center site soils have been returned to their original state for levels of organic and inorganic compounds that existed before construction.
 - d. Cation Exchange Capacity: A Cation Exchange Capacity soil test shall also be required at the completion of the decommission process.
 - e. Violation Remediation: Any negative variations from the preconstruction soil testing must be remedied and the results of the testing approved by the township engineer and the Township Board.
6. Removal and Restoration Standards
- a) Ground Restoration: The ground must be restored to its original topography, and land must be restored to a depth of three (3) feet below grade within three hundred sixty-five (365) days of abandonment or decommissioning. An extension may be granted by the Township if a good-faith effort has been demonstrated and any delay is not the result of actions or inaction of the operator. An alternative topography can be approved by the Township as part of the original site plan review or later as part of decommissioning.
 - b) Compaction Prevention: All abandonment and decommissioning work must be done when soil is dry or frozen to prevent compaction.
 - c) Land Balancing: If land balancing is required, all topsoil will be saved and spread evenly over the balanced area.
 - d) Vegetation: Disturbed land shall be revegetated at the next appropriate planting season.
 - e) Disposal: All structures, equipment, and waste shall be removed from the site and disposed of properly.

- f) Modification: The Planning Commission can recommend, and the Township Board can approve modifications to a previously approved Decommissioning Plan upon finding that the modification better preserves the public health, safety, and welfare of the community.
- 7. Attorney Costs: The owner, operator, and property owner shall be jointly and severally responsible for the payment of all attorney fees and other costs incurred by the Township in the event that the Township must enforce removal or restoration.

G. Application Materials: In addition to information required for site plan and special use permit applications, applications for Data Centers must submit the following additional information with the special use permit application. All studies shall be performed by an independent qualified industry professional.

- 1. Identification: The name and address in full of the applicant, developer, owner, operator, and property owners and any additional contact information shall be submitted.
- 2. Proof of Ownership or Control: Copies of recorded deeds, purchase agreements, leases, or similar documents for properties within the Data Center that confirm the applicant has control of the property or the permission of the participating property owners to apply for the necessary approvals and permits for construction and operation of a Data Center.
- 3. Project Description: A general description of the proposed project and an anticipated construction schedule shall be submitted.
- 4. Architectural Renderings: Illustrating compliance with façade requirements around the exterior of the building/s.
- 5. Documentation: A complete set of photos and/or video of the entire development area, including construction access roads, as it exists before the application date shall be submitted.
- 6. Power Purchase Agreement: A copy of the power purchase agreement or other written agreement with an energy service provider showing approval of an interconnection with the proposed Data Center Facility shall be submitted and include the following:
 - a) Estimated Energy Usage. The estimated average energy that will be continuously used from the energy service provider.
 - b) Energy service plans for providing the requested amount of energy, including but not limited to the location of routing, overhead lines, and substations.
 - c) The maximum power requested by the data center. Future requests to exceed this amount require Township Board Approval.
- 7. Road Agencies: Proof of approval or conditional approval by any road agency from which the Data Center will have access or whose roads will be used as a construction or maintenance route shall be submitted.

8. Drain Commission: Proof of approval or conditional approval by and the Livingston County Drain Commission for any Data Center that has participating properties with a county drain or proposes improvements within a county drain easement.
9. Traffic Impact Study: A copy of the traffic impact study including construction and operational impacts
10. Lighting Plan: Demonstrating [compliance with zoning ordinance standards for the Limited Industrial District.](#) ~~0.0 footcandles at the property line.~~
11. Noise & Vibration Study: At the time of application the applicant shall provide an ambient noise study along with noise and vibration estimates of the project. Prior to Certificate of Occupancy a Final Noise and Vibration Study shall be submitted to demonstrate post-construction compliance.
12. Estimated Water Usage: The estimated average water usage per day from the municipal water service. The applicant shall acquire approval from the municipal service provider and demonstrate the water provider has capacity to meet the proposal estimates.
13. Water Management Plan: Include associated conservation and water quality practices.
14. Energy Management Plan: Include associated conservation and efficiency techniques.
15. Operations Plan: A copy of the Operations plan, including staffing and maintenance schedules.
16. Wildlife Impact: A copy of the wildlife impact analysis shall be submitted.
17. Environmental Impact: A copy of the environmental impact analysis shall be submitted.
18. Soil Analysis: Perform a soil chemical analysis to establish baseline soil characteristics for restoration thresholds.
19. Complaint Resolution Protocol: A copy of the complaint resolution protocol shall be submitted.
20. Decommissioning Plan: A copy of the decommissioning plan shall be submitted.
21. Emergency Action Plan: A copy of the Emergency Action Plan shall be submitted.

22. Financial Impact: Statement of anticipated tax abatement laws or practices to be utilized for the project.
23. Right-to-Enter: Submission of an application for a Data Center grants the Township and its agents the right to enter the facility and any participating property for inspection of the Data Center at any reasonable time. The Township may hire a consultant to assist with any such inspections at a reasonable cost to be charged to the applicant, owner, or operator.
24. Additional Information: Any additional information, studies, or documentation requested by the Township or its agents that are deemed necessary to determine compliance with this Ordinance and other applicable laws and regulations.

I. Use of Consultants and Cost Recovery

1. The Township may retain qualified consultants to review the application for energy efficiency, water consumption and use, air quality, battery storage safety, renewable energy, stormwater, noise and related matters
2. All reasonable costs shall be escrowed by the applicant.

I.J. Monitoring and Reporting: The following reports shall be performed by independent industry professionals submitted to gether in a packet to the Zoning Administrator on an annual basis by March 31st ~~and performed by independent industry professionals.~~

1. Noise Level Monitoring Summary
2. Energy Use Report
3. Water Use Report
4. Proof of Annual Emergency Training Opportunity
5. Compliance with all Required EGLE permits
6. Complaint Resolution Report

5. AMENDMENT OF ARTICLE XIIA: WELLHEAD PROTECTION OVERLAY DISTRICT

SECTION 12A.08(N) OF THE ZONING ORDINANCE IS HEREBY ADDED TO READ AS FOLLOWS:

N. Data centers.

6. AMENDMENT OF TABLE OF CONTENTS

The Table of Contents of the Zoning Ordinance is hereby amended for consistency with the above revisions and to accommodate repagination.



Livingston County Department of Planning

MEMORANDUM

TO: Marion Township Planning Commission

FROM: Martha Haglund, AICP, Principal Planner

DATE: October 05, 2026

SUBJECT: Zoning Text Amendments: Article 9 Highway Service District and Article 10 Light Industrial-Dimensional Standards and Schedule of Regulations

Scott Barb
AICP, PEM
Planning Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

Background

At the Planning Commission Meeting on August 25, 2026, the Planning Commission discussion focused on the potential locations for permitting data centers. After evaluating the dimensional standards of neighboring communities, it became evident that the township's current provisions are more stringent. As a result, the Commission reached a consensus to revise standards to be more permissive, including lot coverage and setbacks, for both the Highway Services District and the Industrial Service Districts. These revisions are intended to allow more efficient land use while still preventing intensive use from encroaching on nearby residential zoned districts.

The Commission also noted that the limited number of parcels within the Industrial District may inadvertently constrain industrial development. To avoid the Township being perceived as excluding industrial uses, the next Master Plan update should include substantial public engagement to help identify appropriate areas for future industrial uses.

The discussion continued at the September Planning Commission meeting and the planning commission agreed most of the proposed revisions were appropriate except the height standards should be a maximum of 50 not 60 feet.

To continue discussion there is a comparative table from adjacent communities comparing their dimensional standards for heavy commercial areas. This does not include Non-Residential Planned Unit Developments that allow flexibility from conventional zoning district standards such as taller height standards.

The Process

Once the planning commission finalizes a draft, it must schedule a public hearing. Following this hearing, the planning commission will make a recommendation for approval or denial. Subsequently, the amendments will be reviewed by the County Planning Commission. After receiving the County

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Planning Commission's recommendation, the Township Board will either proceed with final adoption, denial, or propose additional revisions for the amendments to the zoning ordinance.

The Planning Commission should continue discussion on dimensional standards, keeping in mind that future planned areas for commercial and industrial could also have the proposed revisions.

Surrounding Community Industrial District Dimensional Standards

Community	Lot Coverage (%)	Height (Feet)	Front Setbacks	Side Setbacks (Feet)	Rear Setbacks (Feet)	Minimum Lot Size (Acre)
Marion Township	40%	40	80	80	80	1-4
Genoa Township	40%	30	85	25	40	1
Howell Township	75%	50-70	35	10	50	0.5-1
Oceola Township	70%	40	50	30	30	0.5-1
Handy Township	45%	45-100	75	50	50	1-10
City of Howell	75%	40-75	50	10	25	0.25

Surrounding Community Standards for Heavy Commerical Districts

Community	Lot Coverage (%)	Height (Feet)	Front Setbacks	Side Setbacks (Feet)	Rear Setbacks (Feet)	Minimum Lot Size (Acre)
Marion Township	40%	35	80	25	40	1
Genoa Township	35%	30	70	20	50	2
Howell Township	75%	70	35	10	50	.92
Oceola Township	70%	40	50	15	25	.46
Handy Township	30%	35	50	15	25	1
City of Howell	40%	35	varies	8	20	.19

**Amendments to Dimensional Standards for
The Highway Service District and Light Industrial Districts**

**Marion Township Zoning Ordinance
Livingston County, Michigan**

Draft for Planning Commission Review

MARION TOWNSHIP
ZONING ORDINANCE TEXT AMENDMENT
DIMENSIONAL STANDARDS FOR HIGHWAY SERVICE AND
LIGHT INDUSTRIAL DISTRICTS

An amendment to the Marion Township Zoning Ordinance to amend the dimensional standards for the Highway Service and Light Industrial Zoning Districts.

1. AMENDMENT OF ARTICLE IX: DEFINITIONS

SECTION 9.01 HIGHWAY SERVICE DISTRICT WITH THE FOLLOWING AMENDMENTS. [Blue, underlined text to be added. Red, strikethrough text to be deleted]

- E. **Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the HS: Highway Service District unless they are specifically modified by the provisions of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.
- F.
1. **Minimum Lot Area:** No building or structure shall be established on any parcel less than one (1) acre.
 2. **Minimum Frontage:** Each parcel of land shall have frontage of not less than one hundred fifty (150) feet.
 3. Yard and Setback Requirements:
 - a. **Front yard:** Fifty (50) ~~Eighty (80)~~ feet, except that a setback of one hundred (100) feet from the Pinckney Road right-of-way line shall be required.
 - b. **Side yards:** Twenty-five (25) feet, except in the case where a lot abuts a residential zoning district, in which case the minimum required side yard shall be one hundred (100) ~~thirty-five (35)~~ feet and screening shall be provided in accordance with Section 6.13 B.
 - c. **Rear Yard:** Forty (40) feet. Except in the case where a rear yard abuts a residential zoning district, in which case the minimum required rear yard shall be one hundred (100) feet.
 4. **Maximum Lot Coverage:** Seventy (70) ~~Forty (40)~~ percent.
 5. **Maximum Height:** Unless otherwise provided in this Ordinance, no principal building shall exceed a height of Fifty (50) ~~thirty-five (35)~~ feet measured from the finished grade. Measurement includes roof-mounted mechanical equipment and roof-mounted renewable energy infrastructure.
 6. **Performance Standards:**

- a. Storage of materials or goods shall be enclosed entirely within a building or shall be enclosed so as not to be visible to the public from any abutting residential district or public street.
- b. Vehicle ingress and egress points shall not be closer than seventy-five (75) feet to the intersection of any two (2) public streets or closer than thirty (30) feet to an adjacent driveway.
- c. No major repairs or refinishing shall be done outside of the principal building.
- d. No lighting shall in any way impair the safe movement of traffic on any street or highway.
- e. There must be sufficient on-site storage to accommodate at least two (2) queued vehicles waiting to park or exit the site without using any portion of the public street right-of-way or in any other way interfering with street traffic.
- f. Screening at least three (3) feet in height shall be erected to prevent headlight glare from shining onto adjacent residential property. No screening shall in any way impair safe vertical or horizontal sight distance for any moving vehicles.
- g. Material that is normally and reasonably discarded from commercial uses of property may be stored outside of an enclosed building for a reasonable time provided that such storage areas are completely screened by an opaque fence of not less than five (5) feet in height.

2. AMENDMENT OF ARTICLE X: INDUSTRIAL DISTRICTS

SECTION 10.01 LIGHT INDUSTRIAL DISTRICT SERVICE WITH THE FOLLOWING TEXT AMENDMENTS:

[Blue, underlined text to be added.] ~~[Red, strikethrough text to be deleted]~~

- E. **Site Development Requirements:** The following minimum and maximum standards shall apply to all uses and structures in the LI: Light Industrial District unless they are specifically modified by the provisions of Article VI: General Provisions or Article XVII: Standards for Specific Special Land Uses; or as varied pursuant to Article V: Zoning Board of Appeals.
 - 1. **Minimum Lot Area:** No building or structure shall be established on any parcel less than two (2)~~four (4)~~ acres except in an approved industrial park where minimum lot sizes shall be one (1) acre.
 - 2. **Minimum Frontage:** Each parcel of land shall have continuous frontage of not less than two hundred~~three hundred thirty (200330)~~ feet, ~~except in an approved industrial park where each lot shall have continuous frontage of not less than one hundred twenty (120) feet.~~

3. Yard and Setback Requirements:

- a. **Front yard:** ~~Fifty (50) One hundred (100)~~ feet. Except a setback of one hundred (100) feet from the Pinckney Road right-of-way line shall be required.
- b. **Side yard:** ~~Eighty (80)~~ 50 feet, except in the case where a side yard abuts a residential zoning district, in which case the minimum required side yard shall be one hundred fifty (~~100~~50) feet.
- c. **Rear yard:** ~~Forty (40) Eighty (80)~~ feet, except in the case where a rear yard abuts a residential zoning district, in which case the minimum required rear yard shall be one hundred fifty (~~100~~50) feet.
- d. **Planned Industrial Parks:** See Section 10.01 B 15 ~~e~~ for ~~t he minimum yard and setback requirements in a~~ planned industrial park standards.

4. **Maximum Lot Coverage:** Seventy (70) ~~Forty (40)~~ percent.

5. **Maximum Height:** Unless otherwise provided in this Ordinance, no principal building shall exceed a height of Fifty (50) ~~forty (40)~~ feet measured from the finished grade. Measurement includes roof-mounted mechanical equipment and roof-mounted renewable energy infrastructure.

6. **Performance Standards:**

- a. External areas for storage shall be screened on all sides by an opaque fence of not less than five (5) feet in height.
- b. When a side or rear lot line abuts or is adjacent to property located within a residential district, a berm or buffer zone shall be required in addition to the minimum yard requirements, specific driveways and plantings of which shall be determined through the site plan review process. (See Section 6.13.)
- c. **Sound:** The intensity level of sounds shall not exceed the following decibel levels when adjacent to the following types of uses:

Decibels	Adjacent Use	Where Measured
55	Residential Dwellings	Common Lot Line
65	Commercial	Common Lot Line
70	Industrial and Other	Common Lot Line

The sound levels shall be measured with a type of audio output meter approved by the Bureau of Standards. Objectionable noises due to intermittence, beat frequency, or shrillness shall be muffled so as not to become a nuisance to adjacent uses.

- d. **Vibration:** All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of .003 of one inch measured at any lot line of its source.

ARTICLE VII
SCHEDULE OF REGULATIONS

Zoning District	Site Development Standards (a)							
	Minimum Lot Area (i)(j)	Minimum Lot Frontage (k)	Minimum Required Setbacks (b) (c)			Maximum Lot Coverage	Maximum Building Height	Minimum Dwelling Unit Floor Area
			Front (d)	Side (e)	Rear			
Rural Residential, RR Unplatted Parcels	2 acres	150 feet	70 feet	15 feet each side	25 feet	35 percent	35 feet	See (g)
Subdivision Lots or Condominium Units	1 acre	120 feet	70 feet	15 feet each side	25 feet			
Suburban Residential, SR (Amended 3- 25-03)	32,670 Sq. Ft (h) (0.75 acres)	120 feet	70 feet	15 feet each side	25 feet	35 percent	35 feet	See (g)
Subdivision Lots or Condominium Units	20,000 Sq. Ft. with public sewer	85 feet with public sewer	35 feet with public sewer					
Urban Residential, UR	15,000 square feet (f) (j)	85 feet (k)	30 feet	15 feet each side	25 feet	35 percent	35 feet	See(g)
Existing Residential Subdivision, ERS-1	18,000 square feet	50 feet	50 feet	10 feet each side	25 feet	35 percent	35 feet	See (g)
Existing Residential Subdivision, ERS-2	1 acre	100 feet	100feet	15 feet each side	25 feet	35 percent	35 feet	See (g)
Manufactured Home Park, MHP District (f)		35 feet						
Highway Service, HS	1 acre	150 feet	~~50~~ 80 feet	25 feet each side(l)	40 feet (l)	~~70~~ 40 percent	~~50~~ 35 feet	--
Light Industrial, LI (m)	~~24~~ acres 1-acre in an industrial park	~~200~~ 330 feet 120 feet	~~50~~ 100 feet	~~50~~ 80 feet each side (l)	~~40~~ 80 feet (l)	~~70~~ 40 percent	~~50~~ 40 feet	--
Public Lands, PL	11,000 square feet	75 feet	25 feet	15 feet each side	25 feet	35 percent	35 feet	...

Footnotes to the Schedule of Regulations:

- (a) See also Article **XVII** for site development standards for uses permitted by special use permit.
- (b) In no case shall any yard setback along the Pinckney Road right-of-way be less than one hundred (100) feet.
- (c) See RR District provisions for setbacks for agricultural buildings intended to house animals, pens, and corrals.
- (d) All front yard setbacks shall be measured from the edge of the road right-of-way.
- (e) Setbacks for the two (2) contiguous sides of a corner lot on public roads shall be equal to the front setback for that zoning district. If one of the contiguous sides abuts a private road and the parcel does not have access to the private road, it will be treated as a side and/or rear yard, whichever applies.
- (f) The minimum lot area for a multiple-family and mobile home park developments shall be ten (10) acres.
- (g) The minimum floor area for a one-story dwelling shall be 1,000 square feet; a two-story dwelling (including split levels) shall be 1,400 square feet with a minimum 800 square feet on the first floor, not including the basement.
- (h) No building or structure shall be established on a parcel less than 32,670 square feet (0.75 acre). A building or structure with public sewer may be established on a parcel of not less than 20,000 square feet providing the frontage of said parcel is not on a major thoroughfare. (Amended 3-25-03)
- (i) The minimum lot area shall be the gross lot area as that term is defined in Article 11I-Definitions, of this zoning ordinance. (Amended 12-17-04)
- (j) The minimum lot area for two-family dwellings shall be 30,000 square feet.
- (k) The minimum lot width for two-family dwellings shall be 135 feet.
- ~~(k)~~(l) Where a rear or side yard abuts a residential zoning district, the minimum required rear and side yard shall not be less than one hundred (100) feet.
- (m) -See Section 10.01 B.15 for Planned Industrial Park standards.