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TO: Kathy Knol, Trustee
FROM: Laura Kreps, Community Planner
DATE: March 12, 2026
RE: Planning/Zoning Activity Report

This report provides information on planning and zoning projects that have been through a pre-application meeting, reviewed by the Planning Commission, and/or the Zoning Board of Appeals as well as updates on special projects and ordinance amendments.

Summary of Meeting Items and Action:

PRE-APPLICATION MEETING SUMMARY:

Pre-application meetings are a required step in the site plan review process where the applicant presents a concept site plan to Township staff, including one Planning Commission member prior to submitting the project for formal review. These projects may be on an upcoming Planning Commission agenda for action.

- **Germain Lexus** – Potential expansion to former Mercedes Benz in Auto Mall.
- **6539 Jackson** – Potential for A-1 Rental relocation to this site.
- **6921 & 6885 Jackson** – Adding additional buildings and site improvements to existing sites.

PLANNING COMMISSION SUMMARY:

FEBRUARY 23, 2026 REGULAR MEETING – CANCELLED DUE TO LACK OF AGENDA ITEMS

MARCH 9, 2026 REGULAR MEETING

- **High Demand Resource Facility & Data Center Ordinance** – J. Culbertson, K. Brant, R. Hyde and L. Kreps met after the previous data center ordinance discussion with the Planning Commission focusing on the alternative draft ordinance which defined “High Resource Demand Facilities” that would include data centers and other high energy users that we may not currently be aware of. The Planning Commission determined to have CWA further review the draft HDRF ordinance with the draft renewable energy ordinance for consistency (where applicable), verify noise standards, J. Culbertson to provide REC table, and set a public hearing for the April 13, 2026 Planning Commission meeting.

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Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Pending Action: Modify ordinance as directed. Set public hearing for regular Planning Commission meeting of April 13, 2026.

- **Renewable Energy Ordinance** – After over a year, the Planning Commission discussed the draft Renewable Energy Ordinance that has been placed on hold, primarily to see if any projects tested the State’s legislation. M. Fink has reviewed the language and after discussion, noting this ordinance should be consistent with the noise and battery (energy) storage, the Planning Commission determined the next step is to set a public hearing on the draft ordinance language.

Pending Action: Modify ordinance as directed. Set public hearing for regular Planning Commission meeting of April 13, 2026.

PENDING PROJECTS:

- **HRWC Green Infrastructure Workshop Feedback/Next Steps** – The HRWC has reached out to schedule a presentation of the findings of the Green Infrastructure workshop conducted in December. The presentation will take place at the regular meeting of the Planning Commission on March 23, 2026.

Pending Action: HRWC presentation of Green Infrastructure Workshop results at the March 23, 2026 Planning Commission meeting.

- **Master Plan Update** – 2026 marks the 5-year review of the Master Plan. The Planning Commission recommended the Board of Trustees include the Master Plan update in the 2026-2027 budget, and to hold a “plan to plan” meeting outlined in the letter/information provided to Trustee Knol to determine the scope of the update process.

Pending Action: Schedule “Plan to Plan” joint meeting with Planning Commission and Board of Trustees is scheduled for April 20, 2026 at 6PM.

- **OA-PUD#24006/PSP#24017 Ember Grove** – The applicant is proposing a new PUD project for a mixed-use residential development at the northeast corner of Jackson and Parker Roads. The project contains 104 single-family units; 59 townhome units; and 96 duplex units. A public hearing was conducted by the Planning Commission where a few neighbors were present and asked questions. One neighbor requested additional screening and the neighboring church representative indicated they were excited about the residential development but did not anticipate an open cross access agreement between the properties. The Planning Commission recommended approval (4-2 affirmative vote) to the Township Board with a number of conditions to be addressed. The Board considered the preliminary PUD at their February 10, 2026 regular meeting and voted to return the project back to the Planning Commission for additional consideration of natural resources, concerns of screening and separation from adjacent existing neighbors, etc.

Pending Action: Placement of this item on a future PC meeting agenda – to be determined.

- **#25013 A2 Customs Site Plan Review** – Request for site plan approval for a minor auto repair facility at the southwest corner of Parkland Plaza and Little Lake Drive (vacant). The services offered will be limited to detailing and vinyl wrapping. The Township Board approved the conditional use on September 9, 2025.

Pending Action: This item will be placed on a future Board of Trustees agenda once a detailed engineering plan is submitted and reviewed.

- **SP#25010 Cribley Drilling** – The applicant is proposing to add an approximately 120-foot by 40-foot gravel vehicle and equipment storage area behind the westernmost building on site. This area currently exists and was constructed without site plan approval. The neighboring property owner has expressed concerns regarding their sightlines into the facility, noise and other disturbances within the project area. The Planning Commission tabled the request until the applicant and neighbor can address concerns and provide a revised site plan for review. The applicant and neighbor met on November 20, 2025.

Pending Action: Resubmittal has been received and will be placed on the March 23, 2026 Planning Commission agenda.

- **OPEN Overlay / HRWC Bioreserve Discussion** – CWA provided a background memo and map demonstrating the previously approved OPEN overlay area with the most recent bioreserve map produced by the Huron River Watershed Council (HRWC) for discussion.

Pending Action: HRWC will present their findings from the December workshop at the March 23, 2026 Planning Commission meeting.

- **CU#25001 – DBM AA LLC, (8-Point Building Supply)** – The property owner has requested conditional use approval for expansion of the current use on the property. This property is located at 6985 Jackson Road and received a conditional use permit for outdoor display and building material sales in 1974. In the last five years, expansion of operations has occurred, not only intensifying operations, but also physical expansion of the development further south onto the existing parcel which included tree removal and relocation of a “ditch” (potential wetland) on the property.

As part of enforcement action that has been taken regarding the expansion of the use/site improvements without proper approvals, the property owner has submitted for conditional use consideration. A public hearing was held where the neighbor that initiated the complaint was present and provided additional information regarding how this expansion has and continues to affect his property.

The Planning Commission postponed action requesting additional information be provided by the applicant by August 1. Since the Planning Commission meeting, CWA, the Township Attorney and Code Enforcement Officer have continued discussions with the property owners' representative and attorney to obtain a complete site plan to determine the required necessary improvements to correct the violations that have occurred. On September 9, CWA met with Atwell Engineering who recently contracted with the property owner to conduct initial surveys and develop a preliminary site plan. We anticipate continued discussions and the submittal of a preliminary site plan document in the next 6 weeks.

Pending Action: The Township Planner and Township Attorney are working with the owner's representative and their attorney to get the information needed for further consideration of the conditional use expansion.

- **Planning Commission By-Laws** – Additional discussion was held by the Planning Commission related to the mimicking of the Board of Trustees conflict of interest language that was recently adopted as part of their Rules of Order. Kathleen Brant and Kim Moore will be contacting Township Attorney, Mariah Fink, to discuss further to bring back additional language for PC discussion.

Pending Action: Continue by-laws discussion at a future Planning Commission meeting.

- **Discussion regarding Jackson Road Overlay District (JROD)** – This item was not on the April 28, 2025 PC agenda; however, we are working toward a joint PC/BOT meeting to discuss the direction of potential modifications to the JROD district. This joint session may be held off until the SEMCOG corridor study is completed. On February 25, 2025, the Planning Commission held a discussion regarding the findings of the Jackson Road Overlay Advisory Group to determine whether ordinance amendments are warranted. The Planning Commission requested additional mapping and listing of current uses allowed throughout the JROD for further consideration; these were provided for additional discussion. It was decided to postpone further consideration until a joint meeting with the BOT can be scheduled and the SEMCOG Corridor Study is further along – potentially June 2025.

Pending Action: Schedule joint PC / BOT meeting to discuss potential changes to the ordinance.

ZONING BOARD OF APPEALS SUMMARY:

No meeting since last report.

OTHER PLANNING AND ZONING ISSUES

The Planning Commission is working and/or discussing the following items:

- PUD Regulation Amendment (work ongoing)

- Renewable Energy Ordinance (public hearing at PC 04/13/26)
- EV parking Ordinance
- ESCAP implementation strategies (work ongoing)
- OPEN Overlay amendments (work ongoing)
- Data Centers (public hearing at PC 04/13/26)
- Special Event Ordinance (work ongoing)
- Massage Ordinance (work ongoing)
- Private Road Ordinance (work ongoing)



CARLISLE/WORTMAN ASSOC., INC.

Laura K. Kreps, AICP

Principal