



City Planning Commission Regular Meeting Agenda

Hoyt Library
Main Auditorium
505 Janes Avenue
July 28, 2026
6:00 PM

Call to Order

Roll Call

Approval of Minutes

1. Minutes from June 23, 2026

Approval of Agenda

Public Comments

New Business

1. (J26-2872) Special Land Use – Convenience Store and Vehicle Fueling Station
1313 Cumberland Street and 2818 E Holland Avenue (**public hearing**)
2. Harrison Manor Update (For Informational Purposes)

Old Business

1. Proposed Data Center Zoning Ordinance (public hearing)

Adjournment

Timothy Morales
City Manager

If you are disabled and need accommodation to provide you with an opportunity to participate or observe in programs, services, or activities, please call the Saginaw City Clerk, 1315 S. Washington Ave., 759-1480.



City Planning Commission
Hoyt Library
505 Janes Avenue
Draft Minutes
Tuesday, June 23, 2026

I. **Call to Order** – Chair LaMarr called the meeting to order at 6:00 p.m.

II. **Roll Call** – Staff McEmber took roll.

Present: Yolanda Bland, Brenda Moore, John Milne, Floyd Kloc, Jack Nash, Carla LaMarr, and Rachel Weidinger.

Absent: Charlene Orange.

Staff: Christina McEmber, City Attorney Amy Lusk and Abbey Alverson.

III. **Approval of Minutes**

Motion by Commissioner Moore, seconded by Commissioner Bland, to approve the meeting minutes for the regular meeting April 28, 2026. 7 ayes, 0 nays, 2 absent. Motion approved.

Motion by Commissioner Nash, seconded by Commissioner Milne, to approve the meeting minutes for the regular meeting May 26, 2026. 7 ayes, 0 nays, 2 absent. Motion approved.

IV. **Approval of Agenda**

Motion by Commissioner Moore, seconded by Commissioner Nash, to approve the agenda for the June 23, 2026, meeting. 7 ayes, 0 nays, 2 absent. Motion approved.

Commissioner Tobias Young entered the meeting at 6:08 p.m.

V. **Public Comment**

No public comment.

VI. **New Business**

a. **(J26-2870) Special Land Use – Outdoor Storage 3110 Sheridan Avenue.** Chair LaMarr opened the public hearing. John Mortimer, Hobbs + Black Architects, presented the proposed site plan at 3110 Sheridan Avenue on behalf of The Saginaw County Road Commission. He stated the Road Commission is requesting special land use approval to construct an equipment shelter (lean to) on the salt barn, install a new carport, and upgrade utilities and brine tanks.

Public Comment - Chair LaMarr called for additional comment. A community member inquired about the location of the proposed project and what was at the property currently.

Chair LaMarr called for public comment two additional times. No further comment was made.

Motion by Commissioner Moore, seconded by Commissioner Nash, to close the public hearing. 8 ayes, 0 nays, 1 absent. Motion approved.

Motion by Commissioner Mline, seconded by Commissioner Bland, to approve the proposed site plan and issue a special land use permit construction of an equipment shelter (lean to) on the salt barn, install a new carport, and upgrade utilities and brine tanks at 3110 Sheridan Avenue.

Motion by Commissioner Milne, seconded by Commissioner Kloc, to go out of the regular order of business to ask the petitioner questions. 8 ayes, 0 nays, 1 absent. Motion approved.

Commissioners inquired about the stability of the brine tanks and the location of the new structures in relation to the surrounding residential areas. Staff McEmber stated the site plan meets ordinance standards for the setback from residential properties and there is a vegetative buffer and existing fencing between the property and residential properties.

Motion by Commissioner Moore, seconded by Commissioner Nash, to return to the regular order of business. 8 ayes, 0 nays, 1 absent. Motion approved.

Original motion to approve the proposed site plan and issue a special land use permit was considered. **8 ayes, 0 nays, 1 absent. Motion approved.**

VII. Old Business

- a. **Draft Parks and Recreation Plan** - Staff McEmber requested a motion to release the draft Parks and Recreation Plan for a 30-day public comment period before the public hearing. She stated the plan has been updated with the Commissioner's recommendations and another public outreach event will be conducted to extend the submittal deadline to the end of the year. Commissioners inquired about advertising for the new outreach event.

Motion by Commissioner Moore, seconded by Commissioner Nash, to post the draft parks and recreation plan for a 30-day review period. 8 ayes, 0 nays, 1 absent. Motion approved.

- b. **Proposed Data Center Zoning Ordinance Discussion** – Attorney Lusk explained cryptocurrency mining operations and collocation facilities (multi-company hub sharing) will be addressed within the ordinance. Commissioners inquired about compliance and enforcement of the ordinance's annual reporting requirements, potential federal and state jurisdictional interference, and avenues for citizen input. Attorney Lusk indicated she would investigate enforcement mechanisms to guarantee reporting compliance.

IX. Adjournment

Motion by Commissioner Nash, seconded by Commissioner Moore, to adjourn the meeting at 6:31 p.m. 8 ayes, 0 nays, 1 absent. Motion approved.

Respectfully submitted

Abbey Alverson,
Community Engagement Coordinator



City of Saginaw Planning Commission Agenda Item Communication

Date of Meeting: July 28, 2026

Case Number: J26-2872

Brief Description: Special Land Use Approval for a vehicle fueling station at 1313 Cumberland Street and 2818 E Holland Avenue

Written By: Christina McEmber

Request: Stonefield Engineering & Design is submitting a special land use approval application on behalf of Yatooma Oil, LLC for a proposed vehicle fueling station at 1313 Cumberland Street (Parcel ID: 21-4423-01200) and 2818 E Holland Avenue in Saginaw, Michigan (Parcel ID: 21-4423-00200).

Property Information:

Property Addresses & Parcel IDs: 1313 Cumberland Street (Parcel ID: 21-4423-01200), 2818 E Holland Avenue (Parcel ID: 21-4423-00200)

Location: SW corner of E Holland Avenue and Cumberland Street

Area: ~0.784 acres (34,151 sq ft)

Current Zoning: Light Industrial (I-1)

Existing Land Use: Liquor Store

Future Land Use Map: Mixed Use: intended for new commercial, office, residential, park, recreation, and marina development

	North	East	South	West
Surrounding Zoning	Open Space (OS)	Light Industrial (I-1)	Light Industrial (I-1)	Light Industrial (I-1)
Surrounding Land Uses	Veterans Memorial Park	US Postal Service	Laundry Facility	Nonprofit Organization
Future Land Use Map	Mixed Use	Mixed Use	Mixed Use	Mixed Use

Public Comments: As of July 21, 2026, no public comments have been received.

Project Description:

A special land use approval with a landscape and screening waiver has been submitted for a vehicle fueling station at 1313 Cumberland Street (Parcel ID: 21-4423-01200) and 2818 E Holland Avenue (Parcel ID: 21-4423-00200). The site currently operates as a liquor/convenience store that is accessed from E Holland Avenue and Cumberland Street. The proposed improvements include the construction of a 24' x 114' fuel pump canopy with four double gasoline pumps (8 fuel pumps), and the addition of underground storage tanks on the west side of the site. No alterations or additions are planned for the existing building at this time.

Section 153-6.1(C)(5) of the City of Saginaw Zoning Ordinance states *To ensure that buildings, open space, and landscaping will be in harmony with other structures and improvements in the area, and that no undesirable health, safety, noise, and traffic conditions will result from the development, the Planning Commission shall determine whether the site plan meets the following criteria:*

1. The vehicular transportation system shall provide for circulation throughout the site and for efficient ingress and egress to all parts of the site by fire and safety equipment.

A single driveway on Cumberland Street will provide ingress and egress to the site. The Michigan Department of Transportation (MDOT) has reviewed the proposed access, and a traffic study was conducted that supports MDOT's findings regarding the site's access and circulation.

The parking lot will be paved with asphalt, while the sidewalks, trash enclosure, pump island, and underground storage tank areas will be constructed of concrete.

The zoning ordinance requires 16 parking spaces for the vehicle fueling station and 16 spaces for the convenience store. However, the addition of two bicycle spaces reduces the total required parking from 32 spaces to 31 spaces. The proposed plan shows 32 spaces with 2 bicycle spaces, which exceeds the parking requirement. One loading space will be located on the south side of the existing building, meeting the ordinance requirement. In addition, a 20 foot driveway easement exists along the west property line; however, no vehicular connection to the adjacent property is proposed.

2. Pedestrian walkways shall be provided as deemed necessary by the Planning Commission for separating pedestrian and vehicular traffic.

The site has interior and exterior sidewalks and a marked pedestrian walkway to assist with pedestrian circulation on the site.

3. The site plan shall comply with the district requirements for minimum floor space, height of building, lot size, yard space, density, and all other requirements as set forth in this chapter.

The properties at 1313 Cumberland Street and 2818 E Holland Avenue will be combined to create a parcel of approximately 34,151 square feet, exceeding the minimum required lot area of 20,000 square feet. The lot width will be about 176 feet and exceeds the minimum lot width of 100 feet and satisfies the requirement for at least 120 feet of frontage along the principal street for a vehicle fueling station.

The site is not located near a school, place of worship, or hospital and is approximately 1,088 feet away from a playground, exceeding the minimum required separation of 100 feet. The applicant intends to grade the site and manage the stormwater on the site.

In the zoning ordinance, the definition for lot coverage is *The part or percent of the lot occupied by buildings or structures, including accessory buildings or structures, porches, and swimming pools*. The proposed lot coverage is approximately 25.9 percent, which is below the maximum 75 percent requirement in the Light Industrial (I-1) Zoning District.

The gasoline pumps will be located over 15 feet away from the property lines. Since the property does not abut a residentially zoned district, the 25 foot setback requirement for gasoline pumps and canopies adjacent to residential districts does not apply to this project. The nearest residential property is approximately 137 ft to the northeast.

A 10 foot by 10 foot trash enclosure is proposed in front of the building, requiring a variance from the Zoning Board of Appeals. The enclosure will be enclosed on three sides with six foot high walls and a lockable gate.

The photometric plan shows that lighting will remain substantially on-site with limited dimmable light extending onto the adjacent sidewalk and right of way along E Holland Avenue. Light levels at the property line will not exceed 0.5 footcandles to prevent a lighting nuisance.

No sign information has been submitted.

No alterations or additions are proposed for the existing building. The fueling station will include four double-sided gasoline pumps, which meets the zoning ordinance requirements.

4. The requirements for landscaping, greenbelts, fencing, walls, and other protective barriers shall be complied with as provided in this chapter.

The applicant is seeking a waiver from the landscaping and screening section of the zoning ordinance. The applicant would like a waiver for the Section 153-5.5 Landscaping and Screening (no landscaping along the street frontage (10' street frontage landscaping requirement), no continuous evergreen hedge parking lot buffer (a continuous evergreen hedge with a height of 3.5' to 4' requirement), and no minor screening buffers (10' width minimum required with 1 deciduous tree or evergreen tree for each 30 linear feet of greenbelt requirement)).

The applicant proposes to pave the entire site with either asphalt or concrete, and plant one Columnar Tulip Poplar and eight compact inkberry shrubs. The existing fence on the south side of the existing building will remain.

Per Section 153-5.5(C), When an existing site is undergoing improvement prompting site plan review, the objective of these standards shall be to gradually bring the site into compliance with the minimum standards of this section in proportion to the extent of the expansion or improvement. For example: 1. A parking lot's proposed reconstruction should involve compliance with the parking lot screening and parking lot landscaping standards.

Per Section 153-5.5(H) Existing Vegetation, In making their decision, the approving authority may require the applicant provide documentation, such as a tree survey or photographs.

Section 153-5.5(J)(2) states The Planning Commission may approve a reduction of this minimum width or an alternative to street frontage landscaping wherever it makes a finding that reduced building setbacks in the applicable zoning district make a full ten (10) foot landscape area impractical, or that reducing the width of the landscape area will not adversely impact landscape health and longevity. If street frontage landscaping is waived by the Planning Commission, it may require street trees be placed within the adjacent street right-of-way, subject to the approval of the authority having jurisdiction over the street right-of-way.

Section 153-5.5(O) states The Planning Commission may approve a reduction of the minimum

requirements in this section wherever it makes a finding on all of the criteria below:

- 1. That the characteristics of the site make full compliance with the standards impractical due to unique site conditions; and***
- 2. The waiver or reduction request is the minimum request necessary; and***
- 3. That reducing the amount of required landscaping will not adversely impact adjacent parcels and is in keeping with the spirit and intent of this chapter.***

5. The site plan shall provide for adequate storage space for the use therein.

Not applicable

6. The site plan shall comply with all requirements of the applicable zoning district, unless otherwise provided in this chapter.

The site plan generally meets the requirements in the zoning ordinance. The applicant is requesting a waiver from the Planning Commission for the landscaping and screening, and will need to obtain variances for the location of the dumpster enclosure and multiple maneuvering lanes.

Section 153-6.3(F) of the City of Saginaw Zoning Ordinance states *no special land use shall be granted by the Planning Commission unless the special land use:*

1. *Will reasonably promote the use of land in a socially and economically desirable manner for those persons who will use the proposed land use or activity; for those landowners and residents who are adjacent; and for the City as a whole;*

The convenience store and vehicle fueling station is located along E Holland Avenue (M-46) and will provide access to fuel, groceries, and basic household items for the City of Saginaw and Buena Vista Township residents and out of area travelers. The proposed station is expected to support this commercial corridor and is designed to direct lighting away from adjacent properties, accommodate pedestrians and bicyclists, and have adequate setbacks.

2. *Is necessary for the public convenience at that location;*

The convenience store and vehicle fueling station will provide the community with fuel, grocery and basic household items.

3. *Is compatible with adjacent uses of land;*

Yes, the site currently operates as a liquor/convenience store and there is a vehicle fueling station to the east of the property.

4. *Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;*

Yes, the Michigan Department of Transportation (MDOT) has reviewed the ingress and egress to the site, pedestrian markings will be installed, and the vehicle fueling station will be in compliance with the Michigan Department of Licensing and Regulatory Affairs (LARA).

5. *Can be adequately served by public services and facilities without diminishing or adversely*

affecting public services and facilities to existing land uses in the area;

It is not foreseen that the convenience store and vehicle fueling station will diminish or adversely affect the public services and facilities in the area.

6. *Will reasonably protect the natural environment and help conserve natural resources and energy;*

The property will be paved with asphalt or concrete. Landscaping will include one deciduous tree and eight shrubs. The site will be graded to manage stormwater efficiently. The applicant has requested a waiver from the Planning Commission for the landscaping and screening requirements.

7. *Will not intensify a performance standard such as noise, light, odor, or a similar element, unless significant mitigation to such standards are proposed and demonstrated in the building and/or site design;*

The development is not expected to intensify noise, light, or odors in the area. Lighting will remain on the site with some dimmable light over the sidewalk and right-of-way along E Holland Avenue. The spillover light will not exceed 0.5 footcandles to prevent a lighting nuisance. Pedestrian and vehicular traffic is expected to come from surrounding neighborhoods or travelers on E Holland Avenue (M-46).

8. *Will not create dangerous or adverse impacts to the transportation network, considering the safety for pedestrian, bicycle, nonmotorized, and vehicular traffic;*

The site plan was reviewed by MDOT, and a traffic study was conducted. Pedestrian and bicycle safety were considered in the design of the site.

9. *Proposes a reasonable effort to resolve nonconformities if nonconformities are present;*

Not applicable

10. *Is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable standards of this chapter;*

Yes, the site is zoned light industrial (I-1) and vehicle fueling stations are permitted as a special land use. The light industrial zoning district serves as a transition area between non-industrial uses and more intensive industrial uses. The project generally meets the regulations specified in the zoning ordinance except for the requested waiver of the landscaping and screening requirement and the required variances that need to be obtained from the Zoning Board of Appeals prior to construction.

11. *Is related to the valid exercise of the City's police power and purposes which are affected by the proposed use or activity.*

The proposed convenience store and vehicle fueling station will provide groceries, basic household goods, and fuel in an appropriate location. The site has generally been designed to meet the regulations in the zoning ordinance with the exception of the waiver for the landscaping and screening, and the items requiring variances from the Zoning Board of Appeals.

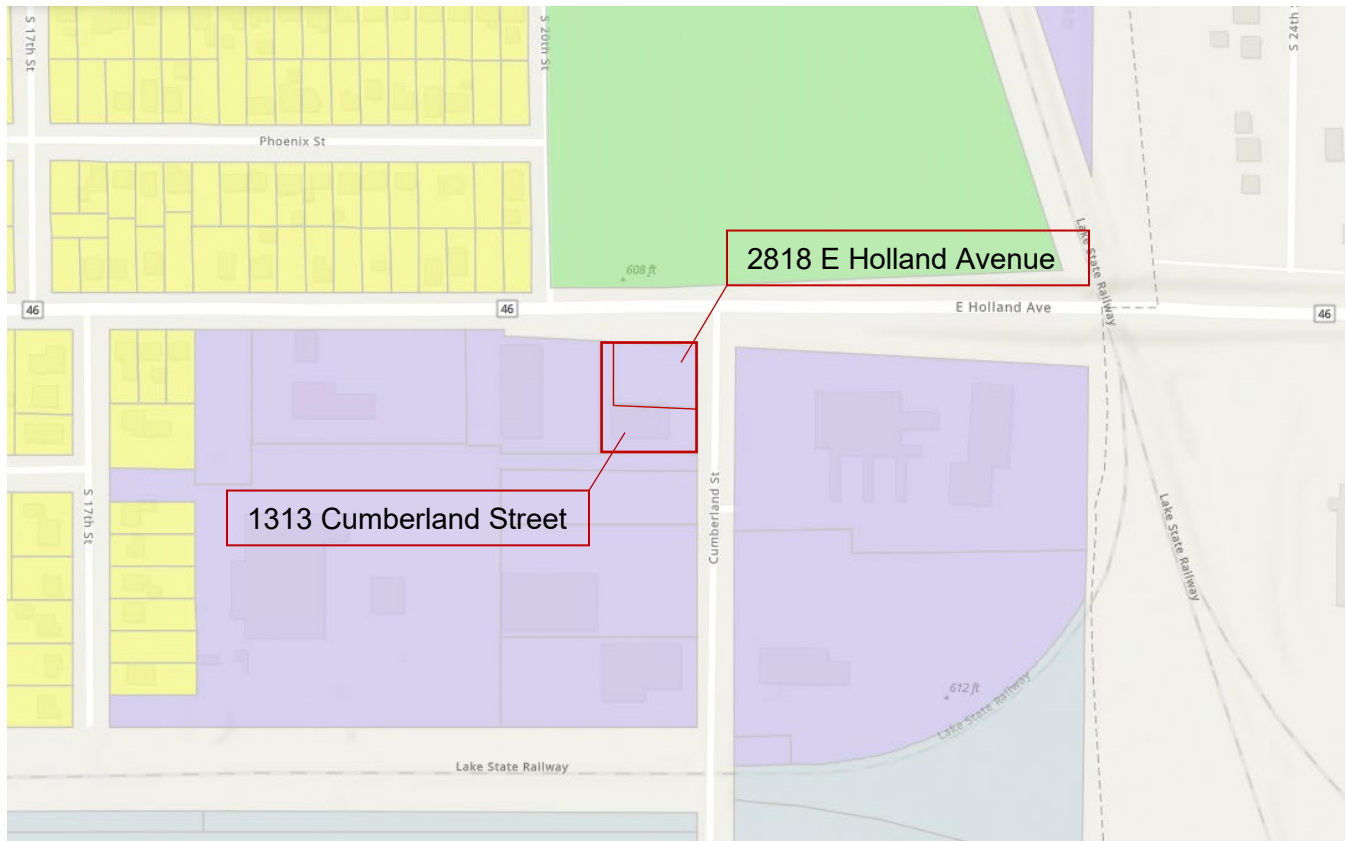
Recommended Conditions for Approval:

1. The Planning Commission determine whether a waiver for the landscape and screening section of the zoning ordinance is appropriate.
2. The properties at 1313 Cumberland Street (Parcel ID: 21-4423-01200) and 2818 E Holland Avenue (Parcel ID: 21-4423-00200) shall be combined.
3. The Department of Public Services reviews and approves the civil plans and the sidewalk work within the right-of-way.
4. Variances are sought from the Zoning Board of Appeals for the dumpster to be located in front of the building instead of to the side or rear, and the maneuvering lane widths (reduce the maneuvering lane width from 26' to 24' on the east side of the building and reduce two maneuvering lane widths from 22' to 20.3' and from 22' to 15.5' on the south side of the building).
5. All other necessary approvals and permits are obtained from all local, county, and state agencies.

Location Map



Zoning Map





City of Saginaw Planning Commission Agenda Item Communication

Date of Meeting:	July 28, 2026	Case Number:	Update Informational J25-2843
Brief Description:	Update on proposed multi-family building for 55+ year individuals	Written By:	Christina McEmber

Update: The developer stated this project was not awarded grant funding through MSHDA. The developer evaluated alternative sites within the city, but determined that the proposed location remained most suitable for the project. For assistance with increasing the project's score on the grant application, the developer was advised to contact Saginaw Future.

Background: Spire Development, Inc. is proposing to construct a new 49-unit multi-family building for 55+ year individuals in the vicinity of 1739 Benjamin Street in Saginaw, Michigan (Exhibit A, Exhibit B). The project is intended to be built on 13 properties owned by Covenant Medical Center with the following parcel IDs:

14-1238-00000	14-1243-00000	14-1248-00000
14-1239-00000	14-1244-00000	14-1249-00000
14-1240-00000	14-1245-00000	14-1250-00000
14-1241-00000	14-1246-00000	
14-1242-00000	14-1247-00000	

Request: This communication is for informational purposes only. An administrative review was conducted, and a preliminary site plan with conditions was approved to assist the developers in applying for MSHDA funding (Exhibit C). Upon satisfying the conditions, an administrative site plan review will be conducted for final site plan approval. An updated informational communication will be provided to the Planning Commission at that time.

Comments: The proposed development, Harrison Manor, will be a three story corridor style apartment for 55+ year individuals. The building will include resident amenities such as a community room, entry lounge, fitness center, community laundry facilities, leasing office, supportive services office, a covered picnic space with barbecue area, and a dog park.

Under the newly adopted zoning ordinance (153-6.1 B. Site Plan Review), the Zoning Administrator shall perform a site plan review for development involving principal permitted uses that do not require waivers from any regulations of this Chapter.

Design/Standards: The site is located in the MU-2 Mixed Use 2 Zoning District. The construction and operation of senior housing (independent) is permitted by right on the ground and upper floors along Benjamin Street, and only on the upper floors along Congress Avenue. On the ground floor along Congress Avenue, the construction and operation of office and community space is permitted by right. The proposed development will meet all of the setback requirements.

Parking: The proposed development will have 59 vehicle parking spaces as well as bicycle parking.

Traffic circulation: Ingress and egress of the parking area is provided by an approach off of Benjamin Street and an approach off of North Bond Street.

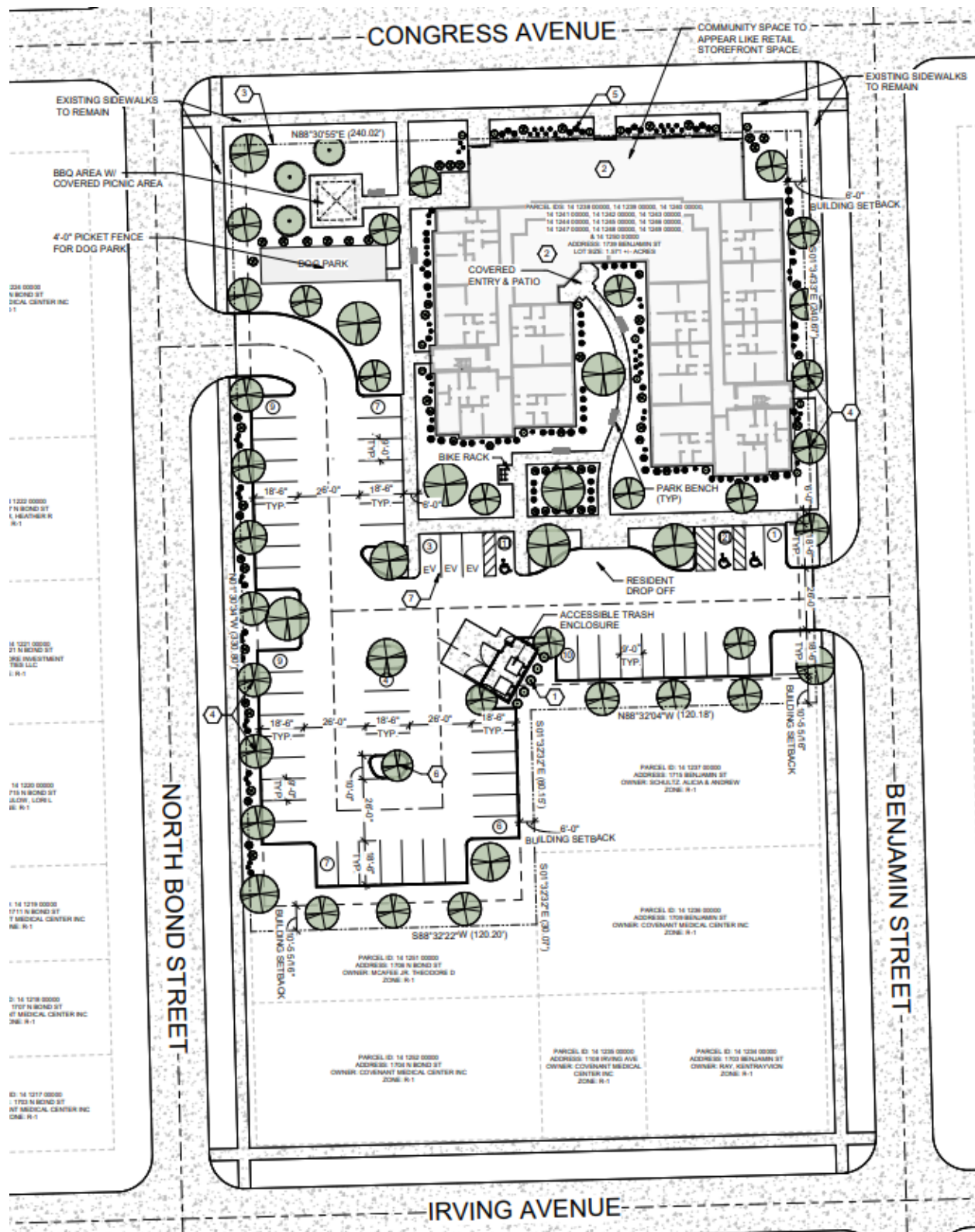


Exhibit B: Preliminary Site Plan Elevation



2 BENJAMIN STREET ELEVATION

1/8" = 1'-0"



Exhibit C: Preliminary Site Plan Approval Letter



Planning & Zoning • 1315 S Washington Ave • Saginaw, MI 48601



September 23, 2025

Harrison Manor Limited Dividend Housing Association L.P.
c/o: Spire Development, Inc.
330 W. Spring Street, Suite 430
Columbus, OH 43210

Director of Legal Affairs
Michigan State Housing Development Authority
735 E Michigan Ave
Lansing, MI 48912

Re: Preliminary Site Plan Approval – Harrison Manor
Vicinity of 1739 Benjamin Street, Saginaw, MI 48602

To Whom it May Concern:

The Planning & Zoning Division of the City of Saginaw Building, Planning, and Economic Development Department has reviewed the preliminary site plan for the construction of Harrison Manor, a new 49-unit multi-family building for 55+ year individuals, to be located in the vicinity of 1739 Benjamin Street, Saginaw, MI 48602. The development is intended to be built on 13 parcels (Exhibit 1).

The preliminary site plan has been approved with the following conditions:

- Submittal of a legal description after all properties are combined.
- Submittal of the existing and proposed utilities.
- Submittal of the water, sewer, and other public utility connections and proposed utilities, including proposed material, structure details, and rim and invert elevations of all structures.
- Submittal of a surface water drainage and grading plan.
- Submittal of a photometric plan.
- Submittal of the dimensions and location of the signs.
- Submittal of the boundary survey.

Upon satisfying these conditions, an administrative site plan review (staff-level review) will be conducted for final site plan approval. No public hearings or municipal planning body approvals or reviews will be necessary. After issuance of the final site plan approval, you may proceed in applying for other required federal, state, and local government permits. If you have any questions or concerns, please feel free to contact me by phone at 989-759-1304 or via email at cmember@saginaw-mi.com.

Sincerely,

Christina McEmber

Christina McEmber, AICP, Assistant Planner
City of Saginaw

Exhibit 1

Parcel IDs:

14-1238-00000

14-1239-00000

14-1240-00000

14-1241-00000

14-1242-00000

14-1243-00000

14-1244-00000

14-1245-00000

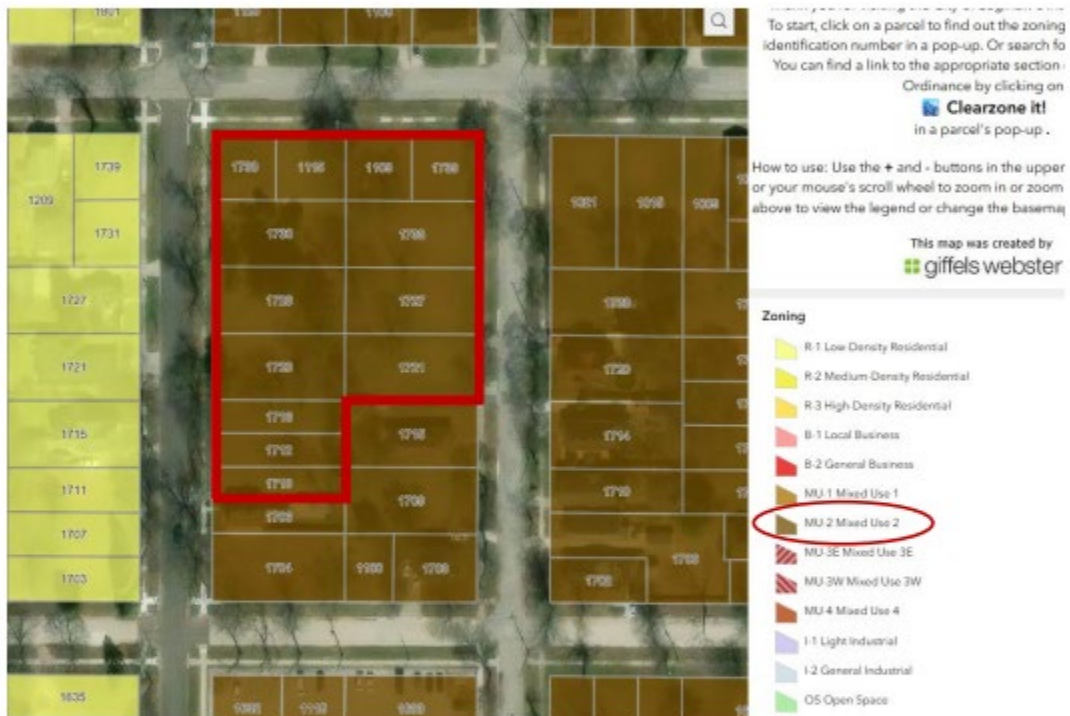
14-1246-00000

14-1247-00000

14-1248-00000

14-1249-00000

14-1250-00000



153-2.2 – Add Data Center definition.

Data Center

A facility used primarily for the storage, management, processing, and transmission of digital data. This includes, but is not limited to, server farms, cloud computing hubs, colocation centers, telecommunications switching hubs, cryptocurrency mining/cryptocurrency data centers. Data Centers typically house computer or network equipment, systems, servers, appliances and other associated components related to digital data operations, and may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations.

153-3.1.J(3) – Add Data Centers to the list of Special Land Uses under I-1, Light Industrial.

153-3.1.K(3) – Add Data Centers to the list of Special Land Uses under I-2, General Industrial.

153-4.34 Data Centers

A. This section shall be known as the Data Center Zoning Ordinance.

B. Applicability.

1. *Data Center as an Accessory Use.* A Data Center that meets all of the criteria (a through d below) may be considered an accessory use and is not subject to the requirements of this Section.
 - a. The Data Center exclusively serves the enterprise functions of the on-site property owner or tenant.
 - b. The Data Center does not lease data storage or processing services to off-site or third parties.
 - c. The Data Center occupies no more than 10% of the building footprint.
 - d. The Data Center shall not be housed in a separate, standalone building.
2. *Data Center as a Principal Use.* All Data Centers as a principal use shall be located, developed, and operated in compliance with the standards

established in this Section, in addition to those development standards set forth elsewhere in this Chapter.

- C. **Purpose.** Data Centers are an increasingly prominent land use that presents unique considerations related to land use compatibility, infrastructure demand, and environmental impact. Data Centers are frequently heavy utility users and may require substantial utility infrastructure, including electrical power, cooling systems, and broadband capacity, which can significantly affect surrounding development and municipal services, including the availability and distribution of utilities to other City customers. The operation of Data Centers can generate impacts such as noise from mechanical equipment, heat discharge, 24-hour activity, and large-scale building footprints, all of which require appropriate development standards to ensure compatibility with nearby uses. The City seeks to support technological innovation and economic development while maintaining land use compatibility, environmental stewardship, and high-quality design. Establishing zoning regulations and development standards specific to Data Centers will provide clarity to applicants, promote the public health, safety, and general welfare, and ensure Data Centers are appropriately sited and designed within the community.
- D. **Approval Procedures for Data Centers.** Zoning Administrator review shall confirm the use of the property conforms to the building and zoning requirements of the City Code and shall be transmitted with a recommendation for approval or disapproval to the Planning Commission. Planning Commission review shall be conducted in accordance with §153-6.1 and §153-6.3 for special land uses and subject to the applicable site standards set forth in this Chapter. Except as otherwise provided herein, neither the Planning Commission nor the Zoning Administrator shall waive any requirement of this Chapter.
- E. **Application Requirements.** In addition to the application requirements otherwise set forth in this Chapter, all development applications for a Data Center shall include the following:
1. *Project Narrative.* A project narrative that describes how the Data Center is consistent with the City's Master Plan, any other applicable City plan or policies, and is compatible with surrounding uses.
 2. *Operational Plan.* An operational plan that provides evidence of compliance with all zoning, building, and fire safety regulations.
 3. *Good Neighbor Policy.* A good neighbor policy describing all the following:

- a. The measures that will be taken to ensure ongoing compatibility with adjacent uses, including sound attenuation, lighting control measures, vehicular access and traffic control, and litter control measures.
 - b. Complaint response procedures, including the name and telephone number of the person responsible for the operation of the facility; and procedures for investigation, remedial action, and follow-up.
- 4. *Water Consumption and Thermal Management Report.* A water consumption and thermal management report which describes the following:
 - a. Cooling System. The proposed cooling system for the Data Center, including whether the Data Center will utilize a water-cooled, air-cooled, closed loop, dry cooled, evaporative, or other cooling method.
 - b. Water Usage.
 - i. The estimated amount of total water in acre feet that will be used by the proposed project and associated land use for a calendar year, along with a monthly breakdown of projected water demand for each month within that year.
 - ii. The estimated amount of water in million gallons per day that will be used by the proposed project during a typical 24-hour operational period under normal conditions, including anticipated usage patterns.
 - iii. The estimated amount of water in million gallons per day to be used by the proposed project in a 24-hour period on its highest water consumption day.
 - iv. The estimated highest instantaneous flow rate in million gallons per day that will be used by the project along with the minimum, average, and maximum durations and frequencies of these flow conditions.
 - v. Indicate high consumption operational flexibility. Identify if high water demands can be aligned with the City's low-demand periods.
 - vi. The number of the proposed water meters and the size of each water meter for the proposed project.
 - vii. Planned use of sustainable practices to limit or offset the Data Center's use of water, including, but not limited to wastewater reuse.
 - c. In conjunction with the renewal of any business license required by Chapter 110 of this Code, the Data Center operator shall submit an

annual compliance report that details any changes to and continuation of all assessments submitted with an application.

- i. For purposes of this requirement. where the facility is a colocation center, the owner of the property (or their designee) shall be considered the Data Center operator and shall be responsible for any required reporting.
- d. Any cost of increasing conveyance or capacity in the public water system necessary of a Data Center shall be borne by the Data Center.

5. *Wastewater Report.*

- a. Proof that the applicant or property owner submitted a wastewater discharge permit and pre-operational wastewater analysis report as referenced in Chapter 51 of this Code.
- b. A report detailing whether wastewater will be directly discharged into surface water, discharged onto the ground or into groundwater, or discharging into the municipal wastewater treatment facility via sanitary sewer, as well as proof that all permitting requirements for same have been met. Such plan shall detail:
 - i. Expected daily wastewater discharge;
 - ii. An on-site treatment plan, including any necessary equipment to conduct trace analyses and consistent monitoring of chemical use for on-site water preparation and treatment;
 - iii. Pipe size, material type, percent grade, and length of pipes;
 - iv. Direction of flow.
- c. In conjunction with the renewal of any business license required by Chapter 110 of this Code, the Data Center operator shall submit an annual compliance report that details any changes to and continuation of all assessments submitted with an application.
 - i. For purposes of this requirement. where the facility is a colocation center, the owner of the property (or their designee) shall be considered the Data Center operator and shall be responsible for any required reporting.
- d. Any cost of increasing conveyance or capacity in the public wastewater system necessary of a Data Center shall be borne by the Data Center.

6. *Electric and Natural Gas (Energy) Service Report.* A report including the estimated annual and monthly demand for electric and natural gas utility services, an assessment of future energy needs for the proposed project, and

planned use of sustainable practices and renewable energy sources to limit or offset the Data Center's use of water and power.

7. *Initial Sound Study*. An initial sound study performed by a third-party acoustic engineer which documents all the following:
 - a. The baseline sound levels on the project site.
 - b. The baseline sound levels measured at the property line of the nearest residential zoning district, residential use, or other sensitive uses as reasonably determined by the Zoning Administrator.
8. *Tree Preservation and Reforestation Plan*. A plan outlining the efforts to minimize tree removal and enhance urban forestry efforts where transmission lines cross public land or park areas and require tree removal as a result.
9. *Waste Disposal/Decommissioning Plan*. A waste disposal/decommissioning plan which thoroughly outlines the following:
 - a. A plan outlining the procedures for safe removal and recycling or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products, which will apply in cases when the Data Center is updated or decommissioned.
 - b. A plan outlining the closure and disposal of wastewater treatment systems, chemical waste, and related infrastructure, which will apply in cases when the Data Center is decommissioned.
 - c. The method of ensuring funds will be available for site decommissioning and stabilization in the form of surety bond or cash deposit to the City.
10. *Heat Mitigation Plan*. A plan outlining the strategies for waste heat reuse or dissipation and vegetative or green roof and/or site design to offset urban heat island effects.
11. *Emergency Management Plan*. A plan outlining procedures for dealing with emergencies resulting from flood, fire, explosion, or catastrophic weather events.
12. *Citizen Participation*. All the following citizen participation measures are required:
 - a. Neighborhood Meeting.
 - i. The applicant shall hold a minimum of two (2) public neighborhood meetings with residents to describe the project,

- including the project design, proposed sound-mitigation, lighting control measures, vehicular access and traffic control, and litter control measures.
- ii. A representative of the developer or owner with decision-making authority on the design of the Data Center shall attend the neighborhood meetings.
- b. Neighborhood Meeting Notification.
 - i. Mailed Notice. The applicant shall notify by mail all property owners and homeowners' associations within a half-mile radius of the exterior boundary of the property that is the subject of the application, based on the last assessment.
 - ii. Notice Timeframe. Written notice shall be provided by first class mail a minimum of 15-days prior to each neighborhood meeting.
- c. Site Posting.
 - i. The applicant shall post a sign on the proposed Data Center site at least 15- days before each neighborhood meeting.
 - ii. The sign shall be located along an arterial street or other high-visibility location as reasonably determined by the Zoning Administrator.
 - iii. The sign shall include the following content and shall be reviewed and approved by the Zoning Administrator before installation: the applicant's name and contact information; a brief description of the Data Center project; and the date, time, and location of the neighborhood meeting.
 - iv. The applicant shall remove the sign after the neighborhood meeting(s), but not sooner.
- d. Online Posting. The applicant shall maintain a project website and post all meeting notices and other public documents, including the developer's application and all reports associated therewith, to such website 15 days in advance of any neighborhood meeting.
- e. Newspaper Posting. The applicant shall advertise notice of the neighborhood meeting in a newspaper of general circulation serving the residents of the City of Saginaw. The advertisement shall appear at least one (1) week prior to any neighborhood meeting.

F. **Development Standards.** In addition to those development standards set forth elsewhere in this Chapter, the following standards shall apply. Where a conflict may occur between the provisions of this Section and any other provision of the City Code, the more restrictive provision shall control.

1. *Separation from Residential Zoning Districts and Residential Uses.* A Data Center and all associated mechanical equipment, including but not limited to battery storage, power generation, cooling, ventilating, or other equipment that supports the Data Center, shall be located at least 500 feet from the property line of the nearest residential zoning district, residential use, or other sensitive use as reasonably determined by the Zoning Administrator.
 - a. This setback may be waived by the Planning Commission in relation to solar power facilities developed in concert with a Data Center. Such solar power facilities remain subject to the requirements of §153-4.29 of the Code.
2. *Building Design Based on Sound Study.*
 - a. Based on the results of the initial sound study, the Data Center shall be designed and built to incorporate sound mitigation methods sufficient to prevent the sound levels emanating from the Data Center (as determined by a third-party acoustic engineer) from exceeding the ambient noise levels at the property line of the nearest residential zoning district, residential use, or other sensitive use as determined by the Zoning Administrator that were observed in the studies provided upon application.
 - i. In no instance shall the ambient noise level of any Data Center exceed 55 decibels at the property line of the nearest residential zoning district, residential use, or other sensitive use as determined by the Zoning Administrator. Violations of this provision shall constitute a public nuisance in accordance with Chapter 94 of this Code.
 - b. Design specifications for such sound mitigation shall be provided to the City and incorporated into the building design before building permit approval.
3. *Utilities.* The Data Center shall bear the full cost of undergrounding any adjacent or on-site electrical infrastructure that would otherwise be provided via overhead distribution and/or transmission as deemed necessary by the City in its sole discretion and approved by the applicable utility.

G. Operational Requirements.

1. *Sound Study at Certificate of Occupancy or Certificate of Completion Stage.* Within 30 days of the issuance of a certificate of occupancy or certificate of completion, whichever occurs first, the Data Center operator shall conduct a sound study performed by a third-party acoustic engineer. The study shall document noise levels emanating from the Data Center measured at the property line of the nearest residential zoning district, residential use, or other sensitive uses as reasonably determined by the Zoning Administrator, during peak routine operation of the Data Center mechanical equipment.
2. *Annual Sound Study Required.* The Data Center operator shall conduct an annual sound study performed by a third-party acoustic engineer during peak routine operation of the Data Center mechanical equipment for five (5) years after completion of the initial post-construction sound study. The study shall document noise levels emanating from the Data Center as measured at the property line of the nearest residential zoning district, residential use, or other sensitive uses as reasonably determined by the Zoning Administrator. In conjunction with the renewal of any business license required by Chapter 110 of this Code, the Data Center operator shall provide the results of the sound study to the City.
 - a. For purposes of this requirement, where the facility is a colocation center, the owner of the property (or their designee) shall be considered the Data Center operator and shall be responsible for any required reporting.
3. *Backup Generators.* If the Data Center operator intends to use backup power generators on the parcel, the operator shall maintain a public website announcing the times when the generators will be in operation. Any routine operation of the backup generators, including for testing purposes, shall be announced on the website at least 72 hours in advance. Unless the generators are supplying backup electrical supply during a power outage or an electric utility demand response event, backup generators may only operate between the hours of 9:00 am and 5:00 pm, Monday through Friday, excluding holidays. Upon request by City staff, the Data Center operator shall provide the address of the website where the notices required by this Section are published. In all instances, the Data Center operator shall be responsible for all interconnection costs related to the operation of the generating system.
4. *Reporting Requirements.* No business license required to be renewed under Chapter 110 of this Code shall be issued until such time as the reports required under §153-4.34(E)(4)(c), §153-4.34(E)(5)(c), and §153-4.34(G)(2)

are submitted as required herein. Failure to obtain a business license may subject a Data Center operator to penalties as outlined in §110.98 and §110.99.