



Saginaw Planning Commission Regular Meeting Agenda

The Morley Building
1 Tuscola Street
2nd Floor Conference Room
March 24, 2026
6:00 PM

Call to Order

Roll Call

Approval of Minutes

1. Minutes from February 24, 2026

Approval of Agenda

Public Comments

New Business

1. Proposed Micro Dwelling Unit/Micro Dwelling Unit Development Zoning Ordinance (Public Hearing)
2. Proposed Renaming of Weadock Park (Public Hearing)
3. Proposed Data Center Zoning Ordinance
4. Electronic Transmission of Agendas

Old Business

1. 2026-2027 Capital Improvement Plan

Reports

Adjournment

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
Morley Building, 1 Tuscola St
2nd Floor conference Room
989-754-8222
Draft Minutes
Tuesday, February 24, 2026

- I. **Call to Order** – Commissioner LaMarr called the meeting to order at 6:00 p.m.
- II. **Roll Call** – Staff McEmber took roll.
Present: Yolanda Bland, Carla LaMarr, Jack Nash, Brenda Moore, Charlene Orange, John Milne, and Rachel Weidinger
Absent: Bill Ostash and Floyd Kloc
Staff: Attorney Amy Lusk, Cassi Zimmerman, Abbey Alverson, and Christina McEmber
- III. **Approval of Minutes**
Motion by Commissioner Moore, seconded by Commissioner Nash, to approve the meeting minutes for the regular meeting January 27, 2026. 7 ayes, 0 nays, 2 absent. Motion approved.
- IV. **Approval of Agenda**
Motion by Commissioner Nash, seconded by Commissioner Moore, to approve the agenda for the February 24, 2026 meeting. 7 ayes, 0 nays, 2 absent. Motion approved.
- V. **Public Comment**
No public comment.
- IX. **New Business**
 - a. **(JPCC126-001) Public Hearing – Rezoning 1202 Sheridan Ave, 1008 Atwater St, 1004 Atwater St, and 1303 Cornelia St.** Commissioner LaMarr opened the public hearing. Sean Johnson, representative for WF Investments, LLC, presented the petition to rezone the properties at 1202 Sheridan Avenue, 1008 Atwater Street, 1004 Atwater Street, and 1303 Cornelia Street is to allow for a convenience/grocery store at 1202 Sheridan Avenue. He stated the building is currently used for storage and the proposed store will offer groceries and personal items. He discussed safety, landscaping, and community outreach plans as well as plans to work with the City’s Zoning, Building, and Fire Departments to obtain the proper permits and licenses.

Public Comment - Commissioner LaMarr open the hearing for public comment. Staff McEmber noted she had received a call concerning hours of operation, loitering, and noise, and that she had shared the concerns with the applicant.

Motion by Commissioner Moore, seconded by Commissioner Nash, to close the public hearing. 7 ayes, 0 nays, 2 absent. Motion approved.

Motion by Commissioner Moore, seconded by Commissioner Nash to approve Petition JPCC126-001 to rezone 1202 Sheridan Avenue, 1008 Atwater Street, 1004 Atwater Street, and 1303 Cornelia Street from R-1 Low Density Residential to B-1 Neighborhood Business.

Motion by Commissioner Moore, seconded by Commissioner Nash, to go out of regular order to ask the petitioner questions. 7 ayes. 0 nays. 2 absent. Motion approved.

Questions by Commissioners for the applicant centered around hours of operations, the safety plan, employees, and parking.

Motion by Commissioner Moore, seconded by Commissioner Nash to return to regular order of business. 7 ayes. 0 nays. 2 absent. Motion approved.

Questions by Commissioners for staff centered around permitted uses in surrounding zoning districts, rezoning the properties across Atwater Street, previous permitted uses at 1202 Sheridan, and the permitted uses that would be allowed if the rezoning is approved.

Original motion to approve the rezoning was considered.

Roll Call Vote:

John Milne – Aye

Charlene Orange – Aye

Brenda Moore – Aye

Jack Nash – Aye

Yolanda Bland – Aye

Rachel Weidinger – Aye

Carla LaMarr - Nay

6 ayes. 1 nay. 2 absent. Motion approved.

- b. **(J26-2854) Public Hearing- Special Land Use for Mining and Extraction 1827 N 1st St.** Commissioner LaMarr opened the public hearing. Tom Miller from Saginaw Future represented Michigan Resources, LLC to request special land use approval for a commercial brine extraction well in the General Industrial (I-2) Zoning District. He described the project and the surrounding land uses. He stated the well will be permitted and regulated by EGLE for environmental protection, groundwater safety, construction, and operation, and will bring private investment to the city.

Public Comment - Kevin Jensen from J&M Energy also represented Michigan Resources, LLC and explained the well will be drilled to 4,300 ft to produce brine for dust control and ice mitigation on roadways. Darrick Huff from Spicer Group, represented Michigan Resources, LLC and explained Spicer Group coordinated the development of the site plan with the developer.

Motion by Commissioner Milne, seconded by Commissioner Nash, to close the public hearing. 7 ayes, 0 nays, 2 absent. Motion approved.

Motion by Commissioner Moore, seconded by Commissioner Nash to approve with conditions the special land use petition to develop and operate a salt brine extraction operation on approximately 3 acres at 1827 N 1st Street. Conditions include the following:

- 1. The development shall be compliant with all applicable federal, state, and local regulations, including Part 625 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and the City of Saginaw Code of Ordinances.**
- 2. The developer has obtained all necessary consent from the Saginaw City Council to access City property.**
- 3. No drilling or construction shall commence on the site until the proper environmental and other permits and approvals have been obtained from all federal, state, and local governments, and a copy of same has been provided to the City Zoning Administrator.**
- 4. No drilling or construction shall commence on the site until the proper business license has been obtained from the City of Saginaw.**
- 5. No drilling or construction shall commence on the site until a survey of the well site has been conducted and provided to the City Zoning Administrator.**
- 6. The development shall not cause surface, underground, or other waste.**
- 7. Approval is for the development of those plans as depicted and presented to the Commission and does not allow for any expansion of the development. All future plans to construct permanent facilities or to expand the development shall require the submission an updated site plan and additional special land use approval from the City of Saginaw Planning Commission. Upon closing, the well must be plugged and abandoned in a manner that protects against contamination and subsidence.**

8. If construction does not begin within one year, the special land use approval will expire and require a new application to recommence.

Commissioner Milne inquired if the operation is supported in the City's Zoning Ordinance as a special land use approval and if the Federal and State governments regulate this type of operation. Staff McEmber affirmed the operation is supported as a special land use approval in the zoning ordinance and the Federal and State governments regulate this type of operation.

Motion by Commissioner Weidinger, seconded by Commissioner Moore, to go out of regular order to ask the petitioner questions. 7 ayes. 0 nays. 2 absent. Motion approved.

Questions by commissioners focused on environmental impacts, the city's history with brine wells, well abandonment/remediation, the likelihood of finding sufficient brine, and the well location, operation, and the site plan.

Mr. Miller and Mr. Jensen affirmed the well will be used only to extract brine and nothing will be injected into the well. They also confirmed the first phase of this operation will determine if the brine is at a flow rate and content quality to sell commercially. If it is, the development will proceed to the second phase and will come back before the Planning Commission for approval.

Mr. Jensen stated the operation will be in compliance with EGGLE's regulations and permitting process. He explained this type of well has minimal air quality issues as well as the type of measures put in place to protect the surface water, groundwater, and land. He also explained the process of plugging the well.

Mr. Miller stated there is a request to the city for a mineral rights easement that is limited only to brine. He also stated the first phase is estimated to last one year before proceeding to the second phase. In the second phase, a permanent building will be constructed, which would add a new industry in the city with good paying jobs as well as adding to the tax base.

Mr. Huff stated the site plan was updated to comply with the City's Zoning Ordinance regulation for the distance between the entrance and exit roads. He also explained the entrance did not have radius markings since there should be adequate room.

Motion by Commissioner Moore, seconded by Commissioner Nash to return to regular order of business. 7 ayes. 0 nays. 2 absent. Motion approved.

Original motion to approve with conditions the special land use petition to develop and operate a salt brine extraction operation.

Roll Call Vote:

Yolanda Bland – Aye

John Milne – Aye

Jack Nash – Aye

Brenda Moore – Aye

Rachel Weidinger – Nay

Charlene Orange – Aye

Carla LaMarr - Aye

6 ayes. 1 nay. 2 absent. Motion approved.

- a. **2026-2027 Capital Improvement Plan.** Yolanda Bland, Office of Management and Budget, presented the public capital improvement projects proposed by the city. She requested the Planning Commission review and rank each project using the digital form by March 27, 2026.
- b. **2025 Annual Report.** Staff Alverson presented the 2025 Planning Commission Annual Report. The report outlined the Planning Commission activities in 2025 and included statistics about the Zoning Board of Appeals 2025 activities and the Zoning and Inspections Department's performance.

IX. Old Business

Staff McEmber stated at the Planning Commission's March 24, 2026 meeting, there will be a public hearing for the proposed micro dwelling unit/micro dwelling unit development zoning ordinance and a public hearing for the renaming of Weadock Park.

IX. Adjournment
Motion by Commissioner Nash, seconded by Commissioner Moore, to adjourn the meeting at 7:06 p.m. 7 ayes, 0 nays, 2 absent. Motion approved.

Respectfully submitted,

Christina McEmber, Urban Planner



City of Saginaw Planning Commission Agenda Item Communication

Date of Meeting: March 24, 2026

Brief Description: Proposed Micro Dwelling Unit/Micro Dwelling Unit Development Ordinance
Written By: Planning Staff

Request: Hold a public hearing for the proposed Micro Dwelling Unit/Micro Dwelling Unit Development Zoning Ordinance before the proposed ordinance is submitted to City Council for action.

Background: A public hearing for an amendment to the zoning ordinance is required per §153-6.2(C)(1) of the City of Saginaw Zoning Ordinance.

Proposed Micro Dwelling Unit/Micro Dwelling Unit Development Zoning Ordinance:

153-2.2 – Add Dwelling, Micro Unit (MDU) definition.

Dwelling, Micro Unit (MDU)

A primary dwelling unit that is between 400 square feet and 600 square feet in size, built on an approved permanent, frost-free foundation, meeting current frost line requirements, the State of Michigan’s building and sanitary codes, and qualifying for a Certificate of Occupancy. Includes housing types commonly referred to as tiny homes, micro-units, bungalows, cottages, or economy efficient dwellings.

153-3.1.C(3) – Add Micro Dwelling Unit (MDU)/Micro Dwelling Unit Development to the list of Special Land Uses under R-3, High Density Residential.

153-3.1.F(3) – Add Micro Dwelling Unit (MDU)/Micro Dwelling Unit Development to the table as a Special Land Use on the ground floor of a primary street and on the ground floor of a secondary street under MU-1, Mixed Use 1.

153-4.35 Micro Dwelling Unit/Micro Dwelling Unit Development

A. Purpose. Micro Dwelling Units are small dwellings that are designed to respond to changing family needs, smaller household sizes, and increasing housing costs. A Singular Micro Dwelling Unit may be developed on a single subject lot, or in a cluster with other Micro Dwelling Units under single common ownerships or through site condominium. Community buildings serving the MDU community may be permitted on the same lot. Developers are encouraged to build to the highest standards practicable.

- B. Micro Dwelling Units are only permitted by Special Land Use in the R-3, High Density Residential and the MU-1, Mixed Use 1 Zoning Districts, or as an approved Planned Unit Development.
- C. All Micro Dwelling Units must comply with all pertinent building and fire regulations.
- D. All Micro Dwelling Units shall contain a storage area comprising of at least ten percent (10%) of the total area of the dwelling or have a storage area within an accessory structure.
- E. Maximum Building Height for all Micro Dwelling Units: 1.5 stories/20 feet
- F. All MDUs and additions must be firmly attached to a permanent, frost protected foundation constructed on the site meeting current frost line requirements and in accordance with the Michigan Residential building Code as adopted by the City of Saginaw. Movable structures or structures with wheels are prohibited.
- G. Site Design for Micro Dwelling Unit/Micro Dwelling Unit Development.
 - 1. All building frontages shall be compliant with the applicable setback and setback zone requirements required by the underlying zoning district.
 - 2. No Micro Dwelling Unit shall be constructed with any building dimension across the front, side, or rear elevation which does not meet or exceed the minimum length of 20 feet. Micro Dwelling Unit Developments arranged in a cottage court design are exempt from this provision.
 - 3. Building and design standards shall be compliant with the requirements of the underlying zoning district.
- H. All MDUs shall be connected to the public sewer and water supply when required by §94.080 through §94.083, or to such private facilities approved by the local health department.
- I. All MDUs shall be made of high-quality, natural materials or engineered equivalent, and designed to fit within the traditional neighborhood context of the City of Saginaw. Encouraged design elements include pitched roofs with overhangs, aligned patterns of windows and doors, and defined front entrances.
- J. A building permit must be obtained in accordance with the city building code and other building regulations before any construction may commence on any Micro Dwelling Unit.
- K. Singular Micro Dwelling Units.**
 - 1. Only one (1) singular Micro Dwelling Unit is permitted on a subject lot.

2. To the maximum extent practicable, the floor area of a proposed Singular Micro Dwelling Unit shall be the greater of 400 square feet, or no less than 50 percent (50%) of the average floor area of other single-family dwelling units within 200 feet of the subject lot along both sides of the street of the same block.
3. Residential Compatibility Design Standards: A Singular Micro Dwelling Unit shall be constructed to be generally compatible with other existing dwelling units on the same block face within 200 feet of the subject lot. The regulations apply where at least 50 percent (50%) of the residential lots along both faces of a block contain occupied dwelling units.
 - a. This provision may be satisfied by constructing the Singular Micro Dwelling Unit, so at least three (3) of the following features are similar to the majority of the other dwelling units within 200 feet on the block face on both sides of the street:
 - i. Roof style and overhang, including but not limited to gable, mansard, hip, A-frame, flat, etc.
 - ii. Garage orientation and design, whether attached or detached
 - iii. Building massing, including but not limited to a ranch with two-story attached garage, two-story with attached garage, bungalow, etc.
 - iv. Front porches, whether present or not
 - v. Exterior building material
 - vi. Pattern of window and door openings, including but not limited to central door and three windows, offset door and four windows, etc.

L. Micro Dwelling Unit Developments.

1. Micro Dwelling Unit Developments shall consist of a minimum of four (4) micro dwelling units arranged on a single 10,000 square foot lot under single common ownership or through site condominium. Cottage Court style of development is permitted. For each additional 1,500 square feet of lot size, the required minimum number of Micro Dwelling Units shall increase by one (1).
2. No Micro Dwelling Unit shall be located closer than ten (10) feet to any other Micro Dwelling Unit or accessory structure.
3. Building Design. All Micro Dwelling Units shall be architecturally compatible with at least two other structures on the subject lot as determined by the Zoning Administrator.

4. Site Design.

- a. Buildings shall be arranged and clustered to maximize the opportunities for shared circulation, parking, loading/unloading, pedestrian walks, and access to open space. The overall design of the cluster shall be oriented toward the primary street.
- b. Sidewalk access to the front of each unit must be included from the primary street, parking areas, and open space.
- c. Community buildings serving the Micro Dwelling Unit Development may be permitted on the same subject lot.



City of Saginaw Planning Commission Agenda Item Communication

Date of Meeting: March 24, 2026

Case: Park Renaming Petition

Brief Description: Request to rename Weadock Park to Kevin Mark Rooker Park

Written By: Christina McEmber

Request: Petitioners are requesting the Planning Commission recommend approval to City Council to rename Weadock Park to Kevin Mark Rooker Park.

Background: A petition was submitted to rename Weadock Park to Kevin Mark Rooker Park. Per §152.056 of the Saginaw Code of Ordinances, the City Planning Commission shall hold a public hearing and either recommend approval, denial, or approval with conditions of the request to City Council for its final action.

Property Information:

Property Address: 659 S Weadock Avenue

Parcel ID: 07 0299 00000

Location: Corner of S. Weadock and Hoyt Avenues



Comments: Weadock Park and Weadock Avenue are named after George W. Weadock. He was an attorney, civic leader, and the first mayor of the City of Saginaw.

The petitioners would like to rename Weadock Park to Kevin Mark Rooker Park in an effort to preserve Kevin Rooker's legacy. He was an advocate for the city and held a seat on a number of boards, including the Saginaw Public School Board, Saginaw Depot Preservation, Saginaw Economic Development Committee, and Historic District Commission. He installed more than a dozen historic signs in the Cathedral District Neighborhood.

Kevin Rooker and Bill Ostash have cared for and beautified Weadock Park to create a gathering place for the neighborhood. They have maintained the grounds (e.g. edging of sidewalks, mowing, pruning, etc.), maintained the historic sign, added a fire ring, installed solar lights, and planted flowers.

A public hearing notice was posted at City Hall, sent to the adjacent property owners, and published in the March 6, 2026 edition of the *Saginaw News*.

Review: Upon receipt of a petition to rename a park, §152.056 of the Saginaw Code of Ordinances requires the Planning Commission consider the following:

1. **Research.** The City Planning Commission will evaluate the petition and supporting documentation and shall base its recommendation on what is in the best interest of the city. If the request is for renaming a street, park, building, or other property, the Commission shall research the historical significance, if any, of the current name and how the renaming shall affect the abutting property owners.
2. **Public hearing.** The City Planning Commission will hold a public hearing at which time all interested persons will be heard. Notice of the public hearing shall be mailed via regular mail to all property owners abutting the affected building, park, street, or other property, at least 15 days prior to the date of the public hearing and shall be posted for the general public in the City Clerk's office, the city's website, and on the city's cable network.
3. **Recommendation.** The City Planning Commission may recommend approval, denial, or approval with conditions of the request. The recommendation of the City Planning Commission shall be forwarded to the City Council for its consideration. The petitioner will be given written notice of the recommendation of the City Planning Commission. Any recommendations for approval affecting a street must be forwarded to the County Road Commission for its approval prior to Council consideration.

Supporting Documentation:

REASON FOR REQUEST

George W. Weadock died in 1937 at the age of 84. He was a prominent attorney in Saginaw, a civic leader and – importantly – the first mayor of the City of Saginaw after the consolidation of East Saginaw and Saginaw City became effective on March 12, 1890. It's fitting that he is remembered and that Weadock Avenue was named for him. Weadock Park was also named for him.

When the City was no longer able to maintain the parks, Kevin Rooker and Bill Ostash began to care for and beautify Weadock Park. They've done so both before and after officially adopting it on September 27, 2021. They've tended the grounds, added a fire ring, and in the spring, you could see Kevin planting flowers. Passersby could see Kevin's loving touch.

Just as it is fitting to remember George Weadock, it is also fitting to remember Kevin Rooker who loved our city, who worked tirelessly to preserve its history, and who generously gave his time and talent to multiple projects and efforts that are improving our community for current residents and future generations.

We therefore petition the City to rename the park to Kevin Mark Rooker Park. Weadock Avenue would remain unchanged.

Our request is supported by 431 of Kevin's friends who signed petitions supporting the change.

Any and all changes will be supported privately with no cost to the City.

ADDITIONAL ATTACHMENTS:

Origin of Weadock Park

About George W. Weadock from the Saginaw County Hall of Fame records

Petitions signed by 431 people

ORIGIN OF WEADOCK PARK (1 of 2)

According to the City of Saginaw Annual Report in 1908 (following page), The City acquired the land in 1890 for the sum of \$500.00.

It was named Weadock Park the following year, according to the *Saginaw News*, July 14 1891.

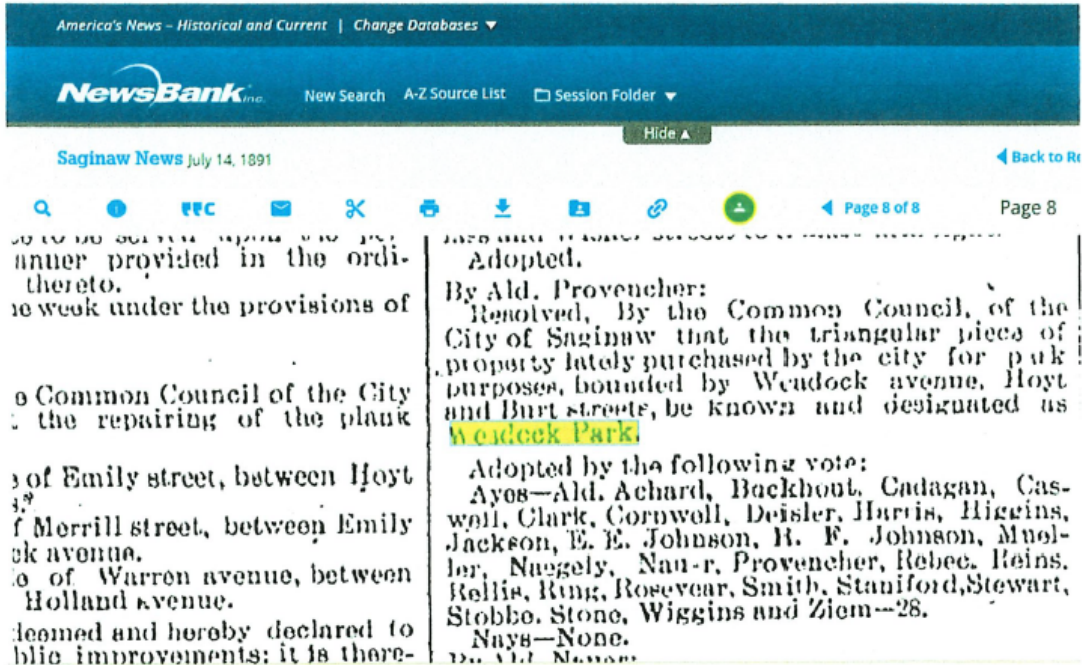


Photo of Weadock Park in the Semi-Annual Centennial Souvenir: Saginaw 1857-1907.

Published by the Saginaw Board of Trade.



The following is an excerpt from City of
Saginaw Annual Report dated 1908.

Weadock Park

This park was acquired by the city in
February, 1890 as explained by the following
communication from the Controller to the
Council at its meeting held February 17th,
1890.

"To the Honorable the Common council of the
City of East Saginaw:

Gentleman:-I herewith submit contracts in
duplicate, executed by Isadore [Doty](#) and by
myself on behalf of the city, for the purchase
of fractional block 43, Glasby, Gallagher and
Little's Addition for Park purposes only, in
accordance with the conditions named in the
report by the Committee on Parks and Ways
and Means heretofore adopted by the Council
(see C.C.P., page 261), the consideration in
said contract being the sum of \$500, to be
paid on or before one year from Feb. 15,
1890, without interest."

J. SCHWARTZ, City Controller.

Received and action of Controller and
contracts approved by a unanimous vote.

The conditions referred to in the foregoing
communication were that the property
should be used for park purposes only, and
that in vacating Chestnut (now Burt) Street,
between Hoyt Avenue and Webster (now
Weadock Avenue) Street, that there should be
maintained by the city a sidewalk on the
north side of said vacated street and a 16 foot
driveway across the north part of said
vacated street from Hoyt Avenue to Weadock
Avenue.

The improvement and maintenance of this
park was at once assumed by the city. Since
the parks came under the control of the
present Board up to January 1st, 1908, there
has been expended upon this park \$50.00 for
shrubs and \$81.75 for care and maintenance.

Calendar Year 1907 Expenses

Payroll, care.....	\$28.48	W.W.
Essig & Company - shrubs.....	\$43.00	

Total - \$71.48

GEORGE W. WEADOCK
(1853-1937)

Write-up from the Saginaw County Hall of Fame into which Mr. Weadock was inducted in 1968.



George W. Weadock was a small, genial man who left a giant's footprint on Saginaw history.

He was one of Michigan's most able attorneys and a thorough student who knew how to look up law applicable to his case. He had few peers in the trial of a case and prided himself on his integrity.

He was the first mayor of the consolidated Saginaws, and his calm reasoning did much to smooth the acrimony which existed between the first-elected aldermen of the combined cities. Weadock was an indefatigable worker for the public good.

Most of his life's chief interests were the welfare of St. Mary's Hospital, St. Vincent's Orphans' Home and St. Mary's Cathedral. He did monumental work for each. A street was named after him and so was a nursing home at St. Mary's Hospital.

George W. Weadock was born in 1853 in St. Marys, Ohio, a son of Lewis and Mary Cullen Weadock, who had immigrated from Ireland four years previously. His father died when he was 10 years old, his mother when he was 23. Weadock spent his early years on the family farm. His primary education was in St. Marys' schools. While there, he developed a strong interest in the law.

He began his legal studies in earnest under tutelage of one of Ohio's leading lawyers, Isaiah Pillars, attorney general of the state. In 1875 he entered the University of Michigan, paying his college expenses with money he earned teaching. After leaving the university, he went to Bay City where his brother, Thomas A. E. Weadock, already had entered the practice of law. George Weadock was admitted to the bar in 1876. Soon after, he came to Saginaw and entered the office of Timothy E. Tarsney, one of Saginaw's prominent lawyers who also had political ambitions.

Tarsney was elected to Congress, and during his four-year absence representing the Eighth Congressional District, Weadock ran the office. Their association continued until 1891, when Tarsney moved to Detroit. In 1888 Weadock had been made a member of the bar of the U. S. Supreme Court.

Weadock had attained respected public stature on both sides of the river. When the wrangling Saginaws were united—at least by law—in the 1890 consolidation, Weadock was a logical choice for mayor. He served two terms as mayor, until the spring of 1892. In 1890 the voters elected two aldermen from each of the new city's 15 wards. With Weadock, that made a common council of 31 men. The new government for a time was hobbled by traditional jealousies and cross purposes. Great was the bickering and political sniping. Weadock later recalled those early days of municipal

mishmash. The trouble began, he once related, when the consolidation bill was being drafted in 1889. Sectional jealousy caused provisions to be picked to pieces almost as fast as they were drawn up, leaving the charter committee pretty well baffled. The most vexing problem was the location of the future City Hall. East Saginaw at the time had a City Hall site at Jefferson at Federal. The west siders wanted no part of the long walk or buggy ride over town to transact city business. The difference of opinion explains why the City Hall, at Washington and Holland, is nearer the geographical foot, rather than the heart, of the city. They agreed on the City Hall location in the new city's charter. When the first council took office, some of the councilmen wanted to renege, but Mayor Weadock dissuaded them.

Later in his career, Weadock recalled, chuckling, that west side officials of the former Saginaw City first wouldn't give up their books—even after the consolidation occurred. Their stubbornness gave way to open defiance. They wouldn't vacate offices and close shop. "Let's see you put us out," they jeered. So, one by one, they were ousted on grounds of defalcation. They aligned themselves with a group of South Saginaw dissidents and brewed trouble for the new government whenever they could.

In connection with his practice, Weadock built up one of the finest law libraries in the state. He was generous in making it accessible to other members of the bar, particularly to younger lawyers who could not afford such books. He was always willing to help young attorneys starting out in the profession. George W. Weadock practiced law 60 years, being among the deans of Michigan barristers. He had been president of both the Saginaw County Bar and State Bar Associations. The University of Detroit conferred upon him the honorary degree of doctor of laws.

He was president and director of the former Saginaw Welfare League. He had worked to guide expansions of both St. Mary's and Saginaw General Hospitals. He also had been active in the Saginaw Council and Knights of Columbus. One of the highest honors of his life came in 1927 when Pope Pius XI conferred on Weadock the Knighthood of St. Gregory, one of the highest awards given laymen by the Roman Catholic Church. This was for Weadock's many services to the church and his selfless devotion to its causes. He had worked as legal counsel for the Diocese of Detroit and later for the Diocese of Grand Rapids. He also had been legal counsel for St. Mary's Hospital and St. Vincent's Orphans' Home.

Weadock was married twice. His first wife was the former Anna E. Tarsney, sister of his former law partner. She died in 1893. He later married the former Mary Grace McTavish. Weadock had 10 children. George W. Weadock died in 1937 at 84.

Kevin Rooker Obituary

Obituary published on Legacy.com by Fischer Family Funeral Services - Saginaw on Jan. 3, 2026. Kevin Mark Rooker, age 67, of Saginaw, Michigan, passed away unexpectedly on Thursday, January 1, 2026. The son of Jacqueline Helena "Jackie" and Donald Rooker, Kevin was born October 14, 1958, in Saginaw, Michigan. He married his soulmate and the love of his life, William "Bill" Ostash, on July 18th, 2019, but they have been partners in life for more than 21.5 years.

Kevin was born in Saginaw, and he loved the city almost as much as he loved Bill. He worked tirelessly to make the community a better place for everyone. He was on countless boards the Saginaw Public School Board, Saginaw Depot Preservation, Saginaw Economic Development Committee, Historic District Commission, and countless others. He personally installed more than a dozen historic signs in his beloved neighborhood, the Cathedral district.

Kevin graduated from Douglas MacArthur high school in 1977, graduated with a Bachelor's degree in Geography and Conservation Science & Environmental education from Michigan State University in 1994, and obtained a Master's degree in Teaching from Marygrove College in 2002. Kevin loved teaching, working on his home (The Wolfarth House), baking, and improving his community.

Kevin always asked Bill, "What is going to be your Legacy", and we now know what Kevin's legacy is and the whole community of Saginaw will benefit from his passion for this city.

Kevin is survived by his loving husband, Bill Ostash; siblings, Jeff (Gigi) Rooker and Cindy (Todd) O'Connor; nephew and nieces, Kyle (Randi) O'Connor, Nicole (Curtis) Brown, and Sara (Devin) Craves; eight great nieces and nephews; several cousins, colleagues, and dear friends.

Visitation will take place Friday, January 9, 2026, from 3:00 p.m. to 7:00 p.m. at Fischer Family Funeral Home, 504 N. Michigan Avenue, Saginaw, Michigan 48602.

For those that cannot make the visitation we will have a candlelight vigil on Thursday, January 8, at 6pm at Weadock park.

Memorials in honor of Kevin may be made to Great Lakes Bay PRIDE at www.greatlakesbaypride.org.

This Contract, made the fifteenth day of February, in the year one thousand, eight hundred and ninety, between Isadore Doty, of East Saginaw, Michigan, party of the first part, and the City of East Saginaw, a municipal corporation of Michigan, party of the second part, witnesseth as follows, to wit: party agrees to execute or cause

(1) The party of the first part, for herself, her heirs, executors and administrators, agrees to sell to the said party of the second part, to be held by said City and its successors and used for park purposes only, all that certain piece or parcel of land, situate, lying and being in the said City of East Saginaw, County of Saginaw, in the State of Michigan, which is known and described as fractional block number forty-three (43), as designated on a plat known as Glasby, Gallagher & Little's Addition to the City of East Saginaw, bounded by Hoyt, Webster and Chestnut streets.

(2) The said party of the second part, for itself and its successors, agrees to pay to the said party of the first part, for the said lands, the sum of five hundred dollars (\$500.00), on or before one year from the date hereof, without interest; and said first party hereby acknowledges to have received, in addition to the above amount, the sum of five hundred dollars, from residents and property owners in the vicinity of said property, as a donation towards the purchase of said fractional block for park purposes, making the purchase price of said property one thousand dollars, and the said balance of five hundred dollars is to be paid by the said city, as aforesaid, on or before one year from this date, without interest.

And the said party of the second part shall also pay and discharge all and caused its corporate seal to be hereto affixed the day and all taxes and assessments of whatever name or character imposed or falling due on said premises or upon this contract from and after the fifteenth day of February, 1890, whether ordinary, extraordinary

(1)

or for revenue purposes; said sum of five hundred dollars being payable at the office of the City Treasurer of said second party or of its successor.

(3) Forthwith after the full payment of said purchase money and taxes as aforesaid, the said first party agrees to execute or cause to be executed to the said party of the second part, or its successor, a good and sufficient warranty deed for the said land, so as to convey the same in fee simple, free from incumbrances to said party of the second part; subject, however, to all taxes, assessments and liens or titles thereunder, accrued or levied after the date hereof; and subject also to all liens or transfers made by said party of the second part or its successors.

(4) In case default shall be made by the party of the second part or its successor in any of the conditions above stipulated to be performed by it, it shall and may be lawful for the party of the first part, if she see fit, to declare this contract void, and to re-enter upon the said premises at any time after such default.

(5) And it is further expressly agreed that in case default shall be made by the party of the second part in any of the conditions stipulated to be performed by it, and the party of the first part shall see fit to declare this contract void, such declaration may be made by a brief notice thereof, addressed to the party of the second part, and served upon the mayor of said second party or its successor.

Accepted
of and A. P. Kelly
City Clerk

In Witness Whereof, said first party has executed this contract, and said second party has caused the same to be executed by its Controller (in pursuance of resolution of the Common Council) and caused its corporate seal to be hereto affixed, the day and year first above written. (In Duplicates)

In presence of
Samuel S. Higgins, notary
Thomas H. Dwyer, S.D.
Fred A. Ashley, notary
Samuel G. Higgins, notary

Isaac D. Doty (SRAL)
City of East Saginaw Mich (SRAL)
by J. Schubert
Controller

State of Michigan,
County of Saginaw, SS.

On this 15th day of February, A.

D. 1890, before me, a Notary Public in and for said County, personally appeared Isadore Doty, to me known to be the same person who executed the foregoing contract, and acknowledged that she executed the same as her free act and deed.

Daniel E. Higgins

Notary Public in and for

Saginaw County, Michigan.

State of Michigan,
County of Saginaw, SS.

On this seventeenth day of February, A.D.

1890, before me, a Notary Public in and for said County, personally appeared Jacob Schwartz, Controller of the City of East Saginaw, to me known to be the same person who executed the foregoing contract for and on behalf of said City, and acknowledged the same to be his free act and deed and the free act and deed of the said City.

Edw. A. Ashby

Notary Public in and for

Saginaw County, Michigan.

This Indenture, Made this twelfth day of February in the year of our Lord one thousand eight hundred and eighty ninety one. BETWEEN Louise Doby of the City of Saginaw, County of Saginaw and State of Michigan party

of the first part, and The City of Saginaw, a Municipal Corporation of Michigan party

of the second part,

Witnesseth, That the said part 1. of the first part, for and in consideration of the sum of One thousand dollars

to her in hand paid by the said part 2. of the second part, the receipt whereof is hereby confessed and acknowledged, doth by these presents, grant, bargain, sell, remise, release, alien, and confirm unto the said part 2. of the second part, and

~~her successors heirs and assigns~~ FOREVER, all that certain piece or parcel of Land situated and being in the City of Saginaw County of Saginaw and State of Michigan,

and described as follows, to-wit: Fractional Block Number Forty-three (43) as designated on a plat known as Gladys Gallagher & Dittles Addition to the City of East Saginaw, bounded by Hoyt, Webster & Chestnut Streets, for a Public Park, land to be held and used for a Public Park and Park purposes only, subject to all taxes, assessments and liens or bills thereunder, accrued or levied after Feb. 15th 1890, and subject also to all liens or transfers made by said second party, or made by the former City of East Saginaw.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining:

To Have and to Hold the said premises, as above described, with the appurtenances, unto the said part 1. of the second part, and to ~~its successors heirs and assigns~~ Forever: And in for the purposes of the same. And the said Louise Doby

part 1. of the first part, for herself her

heirs, executors and administrators, doth covenant, grant, bargain and agree, to and with the said part 2. of the second part, ~~its successors heirs and assigns~~ that at the time of the enrolling and delivery of these presents she is

well seized of the above granted premises in Fee Simple; that they are free from all incumbrances whatever except as aforesaid.

This Indenture,

Made the 23^d

day of November in the year of our Lord one thousand eight hundred and eighty nine

BETWEEN Richard Moxley and Mattie Moxley his wife parties of East Saginaw, Michigan, parties

of the first part, and

The City of East Saginaw, a municipal corporation, party

of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One dollar and other considerations,

to ~~them~~ in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do

by these presents, grant, bargain, sell, remise, release and forever QUIT-CLAIM unto the said party of the second part, and to its ~~heirs~~ ^{successors} and assigns, **FOREVER.**

All that certain piece or parcel of land, situated in the City of East Saginaw in Saginaw County, and State of Michigan, known and described as follows:

So much of Chestnut street as lies in front of the property of first parties in block twenty seven, of Glasby, Gallagher and Little's Addition to East Saginaw in said County, being that part of lot eight in said block lying west of the east sixty nine and 77ths (69.77) feet of said lot eight - and also that part of lot seven in said block owned by first parties. Upon condition that said street shall be used for park purposes only. It being the intention to convey any interest said first parties may have in said street so that the same may be appropriated to park purposes and for no other purpose. This last clause is adopted together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; To Have and to Hold the said premises

to the said party of the second part, and to its

~~heirs~~ ^{successors} and assigns, to the sole and only proper use, benefit and behoof, of the said party of the second part ~~the heirs~~ ^{successors} and assigns, Forever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of
Samuel S. Higgins
Mattie A. Fox

Richard Moxley
Mattie Moxley
L. S.
L. S.
L. S.
L. S.

State of Michigan,

County of Saginaw

} ss.

On this 25th day of November

in the year one thousand eight hundred and eighty nine before me, the subscriber, a Notary Public, in and for said County, personally appeared Richard Mayley and Mattie Mayley, his wife to me known to be the same persons described in and who executed the within instrument, who severally acknowledged the same to be their free act and deed.

Samuel G. Higgins
Notary Public in and for
Saginaw Co., Mich.

81 22-5

Steph St. Parke

⁽⁸⁾ QUIT-CLAIM DEED.

Richard Mayley
and wife

TO

The City of
East Saginaw

REGISTER'S OFFICE,

Saginaw County } ss.

Received for Record the 19th

day of July A. D. 18 90

at 8 o'clock P. M., and Recorded

in Liber 154 of Deeds

on Page 500

S. W. Hancock
Register.

Mrs. Gamlin

This Indenture, Made this twelfth day of October
 in the year of our Lord one thousand eight hundred and ~~eighty~~ ninety-one
 BETWEEN Hellie M. Wilson, a resident of the
City and County of Saginaw, in the State of
Michigan

The City of Saginaw, a municipal corporation of the first part, and

of the second part,

Witnesseth, That the said part of of the first part, for and in consideration of the sum of one dollar (\$1.⁰⁰)

to her in hand paid by the said part of of the second part, the receipt whereof is hereby confessed and acknowledged, do hereby these presents, grant, bargain, sell, remise, release, and forever QUIT-CLAIM

unto the said part of of the second part, and to its successor ~~heirs~~ and assigns, FOREVER,

all that certain piece or parcel of land, situated in the City of Saginaw County of Saginaw and State of Michigan, and described

as follows, to wit: All the right, title and interest of

said party in and to what is known as

Burt street (formerly Chestnut street) —

lying between Hoyt street and Weadock

Avenue (formerly Webster street) — It being

the intention to release said second party

as the successor of the City of East Saginaw,

from each, every and all conditions contained

in one certain deed from said first party

to said East Saginaw, by which it was

agreed that a sixteen foot roadway should

be forever maintained in that part of said

Burt street lying next to the property of

said first party: This release is upon the

express condition that the property hereby

released shall be included in, become

a part of, and be forever maintained

as a part of Weadock Park

This Indenture, Made the 19th

day of November in the year of our Lord one thousand eight hundred and eighty nine
BETWEEN Kellie M. Wilson, of East Saginaw,
Michigan, party

of the first part, and
The City of East Saginaw, a municipal
corporation, party
of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of One dollar and other goods and valuable considerations to her in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do es by these presents grant, bargain, sell, remise, release, and forever QUIT-CLAIM unto the said party of the second part, and to her and assigns, FOREVER, so much of Chestnut Street as lies in front of the following described property, viz: the east sixty nine and $\frac{77}{100}$ feet of lot eight, and the east sixty nine and $\frac{77}{100}$ feet of the south half of lot nine, in block twenty seven, of Glasby, Gallagher and Little's Addition to the City of East Saginaw, Michigan, on the sole condition that such street shall be owned and used by the City for park purposes, in connection with fractions of block forty three, in said addition, and that in laying out and maintaining said park the City will continuingly maintain a side or foot walk on the north side of said vacated street, as near as may be practicable to where the present sidewalk is now situated; and that said city will also lay out, construct and forever maintain a driveway for carriages at least sixteen feet in width across the north part of said vacated street, and as near as practicable to where the present sidewalk on the north side of said Chestnut street is now situated, and that said driveway so laid out and maintained shall be kept in a good, passable condition, well graded and paved with cedar blocks or other suitable material at the expense of said second party, and that no part of the expense of said laying out, constructing or maintaining said walk or driveway shall ever be levied upon or assessed against the above described property by a special tax of any kind.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the said premises to the said party of the second part, and to his successors here and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part, his successors and assigns, Forever.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of
Kellie M. Wilson
Samuel G. Higgins
Mazie Wilson
L.S.
L.S.
L.S.
L.S.

STATE OF MICHIGAN,
County of Saginaw ss.

On this 22^d day of November in the year one thousand eight hundred and eighty nine before me a Notary Public in and for said County, personally came the above named Kellie M. Wilson

known to me to be the person who executed the foregoing instrument, and acknowledged the same to be her free act and deed.

Samuel G. Higgins
Notary Public

Product 22-7
Step Street Park

QUIT-CLAIM DEED

Kellie M. Wilson
to
The City of East
Saginaw

REGISTER'S OFFICE,
Saginaw County, ss.

Received for Record the 19th day of July A. D. 1889, at 8 o'clock P. M., and Recorded in Lib. 1 of Deeds, on page 55.

S. W. Kemsted
Mazie Grant



City of Saginaw Planning Commission Agenda Item Communication

Date of Meeting: March 24, 2026

Brief Description: Proposed Data Center
Zoning Ordinance

Written By: City Staff

Request: City Staff is recommending discussion of the proposed data center zoning ordinance.

Background: With the growing awareness about data centers and their potential impacts in a municipality, the City of Saginaw has drafted an ordinance.

Comments: Data centers have been operating in the State of Michigan for a long period of time. However, there has been a recent demand for larger, more resource-intensive data centers due to the growth in artificial intelligence and cloud computing.

Data centers are physical facilities that house IT infrastructure, such as servers, networking equipment, power supply and back-up generators, cooling systems, and security systems. When developers look for data center siting opportunities, they consider the following:

1. **Electricity.** Data centers have large energy demands. Is the proposed site located near transmission lines?
2. **Backbone Fiber.** Data centers need access to the internet. Is the proposed site able to connect to the internet?
3. **Contiguous Land.** It is easier for large data centers to provide security on contiguous parcels. What is the size of the proposed site?
4. **Water Source.** Data centers have large water demands. Will the data center's cooling system require large amounts of water? Does the proposed site have access to water? Does the water department have the capacity to sustainably provide water as well as remove wastewater?

Data centers have significant energy demands with much of the electricity being converted to heat by servers. To manage this heat, data centers are kept cool by either evaporative cooling or by closed-loop/air cooling. Evaporative cooling requires large amounts of water, but less electricity. Whereas, closed-loop/air cooling require large amounts of electricity, but use less water.

The Michigan Departments of Environment, Great Lakes, and Energy regulates data center water usage. Data centers seeking water from a public water utility must comply with the Safe Drinking Water Act, which requires facilities to maintain adequate capacity and reliability for existing customers.

Wastewater produced by evaporative cooling systems may have altered pH and high concentrations of conditioning chemicals and biocides, which may strain local treatment plants that are not equipped to handle them. Closed-loop/air cooling tend to have minimal or near zero wastewater discharge.

Air quality impacts associated with data centers are primarily related to electricity production. Drawing power from the electrical grid can contribute to emissions from power plants, while on-site back up generators may produce localized emissions.

Potential benefits of data centers include increased economic output, higher earnings, and employment opportunities. While data center construction can generate a significant number of temporary jobs, permanent on-site operational and security positions typically range from dozens to several hundred employees.

Resource:

1. **What Michigan Local Governments Should Know About Data Centers:**
<https://graham.umich.edu/media/files/Data-Center-Guidebook-2026-02-06.pdf>

Proposed Data Center Zoning Ordinance:

153-2.2 D – Add Data Center definition.

Data Center

A facility used primarily for the storage, management, processing, and transmission of digital data, which houses 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. **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.
- C. **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 transmitted 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. Neither the Planning Commission nor the Zoning Administrator shall waive any requirement of this Chapter.
- D. **Application Requirements.** In addition to the application requirements otherwise set forth in this Chapter, all development applications for a Data Center shall include all 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 all the following:
 - a. Cooling System. The proposed cooling system for the Data Center and whether the Data Center will be water-cooled or air-cooled.
 - 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.

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.

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 to limit or offset the Data Center's use of water.
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, especially where transmission lines cross public land or park areas.
9. *Waste Disposal Plan.* A waste disposal 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.
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 all 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 the neighborhood meeting.

E. **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.
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.
 - 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.

F. **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. The Data Center operator shall provide the results of the sound study to the City within 30 days of the anniversary of the date on which the certificate of occupancy or certificate of completion was issued by the City.
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.