Dorr Township Planning Commission
Meeting Minutes, February 17, 2026

1. Call to order

Dan Beute called the meeting to order

2. Pledge of Allegiance

3. Roll Call
Present: Dan Beute, Rich Osbun, Larry Dolegowski, Bob Wagner, Jody Schaendorf, Dan Weber, Rebecca Snider
Absent: none
Guests: attendance list

4. Approval of January 20, 2026, regular meeting minutes
Dan Weber made a motion to approve with second Jody Schaendorf. Voice vote. All approved.

5. Changes or additions to the agenda - none

6. Public comments
Dan Beute introduced the public comment and the format advising he would call on those who had signed the forms requesting time to speak and would allow 3 minutes of speaking time per person. He advised that the data center is not on the agenda and that there is nothing to report as far as that goes. Anything we would say about data centers would be pure speculation at this point.

Dean Morgan – He advised that he would go in a bit and let things get warmed up.
Rachel McGrady-Hawley- She advised that she lives near where the data center is going to go in. Data centers do not belong in the community and there is no one in the community who has anything positive to say. She requested the board to contact the architect with concerns about water when this comes. She doesn't believe evaporative cooling is going to work. She asked that if this brought to the community, an acoustic consultant be hired.
Russ Vos – He lives at 1260 146th Ave. Air quality is 140 and moderate today. He's seen all the smog and steam coming from these data centers and is concerned about the air quality that would come from this. He expressed concern that the bridges would get hit again because of the fog. He expressed concern about the water quality for the livestock at nearby farms. He asked if there would be stipulations about air, noise, and health of nearby children. There isn't one good thing about this data center. He said he saw videos showing you don't need a night light in your house because of all the light pollution from the data center. He discussed battery storage concerns and electric chargers at Gun Lake Casino. He expressed concern regarding fire. He also advised that it shouldn't be categorized as a warehouse.
Rhonda Winters – She advised she lives within a mile of the proposed center. She advised even if her family could afford to move, taxes would triple. She's lived there for 30-some years. Her children live nearby. She said she's heard that the fire department would spend thousands of dollars in equipment and training and that there would be a 5-10 mile evacuation radius. She expressed concern regarding the kids at Moline Christian which will likely someday include her grandchildren. She believes it will decimate Moline Christian. She said she looked and there are no rules keeping the data center a certain

distance from schools. She advised that she seriously suggests a moratorium for as long as is possible – hopefully 18 months.
*Dan Beute commented there is no proposed battery storage coming to Dorr. That is a topic we are addressing to try to be ahead of that. Regarding a moratorium, the Township Board is seriously considering this so we are awaiting that decision.
Linda Mijal – She advised she's not an adversarial person and said that the last meeting was decent. She wanted to convey some of the things that were brought up at the citizens committee meeting. Please consider what they bring up inclusive of the moratorium prior mentioned. If you are looking at this, please get involved with other Township Supervisors like Dana Nessel who is very much against data centers. If we can work in tandem, maybe we can force this. She advised that she read that Van Buren is very anti data centers, but the board overrode the citizens' wishes. Please get citizen input and help from Lansing and do everything to head this off or have stipulations that will benefit the community.
Linda Dumond – She asked to hold off.
Michelle Holcomb – She said she wanted to say no to the battery system here per number 9 on the agenda. She is hoping that doesn't happen. She also addressed number 8 – concrete curb and gutter. Are you planning on putting in pipes and stuff like that to go to city water. Are you going to force people out of well water? Caledonia is fighting this right now and it's not going to stop. She expressed concern of the FOIA issue and the board blind siding us with this and said that raises a red flag for secrecy.
Nick Barlow – He advised he would wait
Christ Potter – She advised she may go over the 3 minutes so someone else yielded time. (Note that the person who yielded time had not signed up to speak). She advised she appreciates the moratorium. She said she's seeing things that Microsoft and there lawyers haven't figured out and she asserted that an NDA that was signed months before the deal. She advised now the officials are trapped trying to deliver on commitments they had made. She accused that there were deals being made in closed session and didn't think that the public was smart enough. She said to the board – I know some of you and respect all of you. You've been placed in a hard place and she believes you don't want this and have been placed in a hard position. The cost of Microsoft will exceed any litigation you were warned about. Some are calling you corrupt and incompetent. Either way, your names are attached to Microsoft and the data center for ever – it's a legacy. This is a deal you are not even sure was promised. Are you willing to surrender this community?
Chris Baglay – He advised he uses ChatGPT and Grok and all AI on a daily basis. He advised that many of the scientists that created that quit because of the intelligence and he is concerned about the exponential growth of intelligence like North Korea on steroids. We are speeding too fast with the Artificial Intelligence and if the genie is let out of the bottle, it would be hard to control. We need the same safety with Artificial Intelligence as nuclear weapons.
Dean Morgan – Tonight your about to discuss new business – battery energy storage systems. He advised he wanted to bring up the last meeting where he had asked the township supervisor if any of the systems were going to be on any agenda in the future and was told no. He advised now he sees battery storage systems on the agenda and wondered who is going to tell the truth. This BESS system is directly related to the data centers. They need them because they need so much power.
Linda Dumond – This is going to be your legacy and don't know if you want to do this to our community. Some are appointed and some elected. We hope you are looking out for your constituents. We trusted you and maybe we shouldn't have and we are going to trust you to do the right thing. She advised she has been doing so much research and listening to people that live by data centers and there is not one good thing they offer for the community. She discussed the goal of AI which is to replace jobs. She said she had a Zoom meeting with other communities nearby and everyone had the same story of what is happening here. She expressed concern over the contamination of farmland. She advised that Industrial

Hygienists say we're not long from putting these elsewhere, such as in space. She hopes we can hold this off with a moratorium.
Chris Barlaw – Thank you. Many of us are saying the same thing. I feel sorry for you all and I know you hate to make this decision. If this goes in and goes bad, you all are going to get blamed for it. I don't really know about the water and the electricity. I went out and looked at the data center in Grand Rapids and it was not a pretty sight. Chris asked the board if a data center came in, would we vote for it. No one answered or responded and Dan Beute commented that because this is all speculation we can't give an answer. Chris advised the board that they work for the township of Dorr and know that the people of Dorr don't want it to go in. Please do a lot of research to figure out what a data center is.

7. Inquiry of Conflict of Interest – None

8. Old Business
a. Finalize discussion of Concrete Curb and Gutter
Requirements – possibly schedule for future Public Hearing

Jason Derry provided a summary. There was general consensus that the language he provided looked good. Ther was discussion about amending the language so that it didn't apply to paved private roads off of gravel roads. He will take this to public hearing, hopefully next month, with this modification.

9. New Business
a. Preliminary discussion of need for Battery Energy Storage System (B.E.S.S.) Amendment to the Zoning Ordinance

Jason Derry (PCI) explained that we are trying to take back some of the control that Michigan preempted with the green energy act. This is a continuation of a process started back in 2023. Similarly we adopted an ordinance earlier for Solar Energy. We try to be as restrictive as we can without tipping into being too restrictive so that this gives control back to the state. This is not for any specific battery energy system or allowing them where they were previously banned. It is us trying to take more control.

Dan Beute advised if we did not have this ordinance, they would be able to jump over local control. Over a certain size, they can choose to follow our ordinance or can go to the state's energy commission. Many developers are not willing to take that step and often work with the Township's amendments.

The first piece of discussion was regarding F-Agricultural district as allowed district. A lot of the structure of this ordinance is similar to the solar ordinance as it works well for both. With a certain scope, you can decide which zoning district to allow them in. The state of MI has ordained that solar farms and battery energy systems are a form of Ag and you have to allow them where you allow agriculture. Legal counsel says you can't limit them to industrial as they tend to fill the gaps of solar.

Jason said that these tend to have an inherently smaller footprint so could possibly put them industrial, but you can't take them out of agriculture. Dan Weber doesn't want to add more options.
Rebecca Snyder asked if this would go to public hearing. Jason said it would. After we are satisfied with language, we would have legal review and then it would go to public hearing for approval from the board.

Jody Schaendorf asked how big the battery storage systems are. It depends but can be 10-20 acres, usually paired with solar panels.

Audience Question – Rachel Mulder – Could you consider the type of agriculture such as not on prime farmland. Also, can you require environmental studies if you have to allow this to come?

Jason replied: The ordinance does have requirements – whether it's studies outright but it does give you every opportunity to require it, including $10,000 in escrow for us to get that done and allows us to request escrow for any additional cost along the way, to fulfill attorney fees, environmental fees. As far as the prime farmland, that may be possible.

Dan Beute began to read aloud for the public the proposed standards for such battery energy storage systems

Jason elaborated on how the plan would address fire risk and went on with further description.

F-Ag seems to be the least we can do based on requirements. Rebecca Snyder asked if we can see a map. Jason agreed that this could be made available. Jason also commented that battery plants are likely limited by the industry to being near to transmission lines and that they dislike wooded areas because they don't want to cut down trees.

Setbacks and heigh restrictions. Jason thinks 20' is reasonable and doesn't think they would go higher than that.

There was general discussion of setbacks as the proposal included a front setback of 50 feet from the road right of way, 40 feet from the side and rear. The proposal also included a setback of a minimum of 100 feet from any associated dwelling.

There was general consensus to increase the front, side, and rear setback to 100 feet and the minimum from any associated dwelling to 300 feet and from any waterway.

Dan asked about B. Noncommercial Battery energy systems and whether we should have restrictions on residential solar and battery storage as the requirement seems high for someone who may want to have residential solar power and battery backup to support their home. Jason said he would look into this further.

Jason also commented that the proposed Battery Ordinance should be uploaded to the website soon.

10. Public Comment - None

11. Commissioner Comments –
Larry Dolegowski – How is Pick Your Part. Larry advised that it's been cleaned out. Jason said he sent out a letter a week or 2 ago. We will continue to keep an eye out.
Larry Dolegowski addressed the public stating "A couple of you commented that we're getting paid under the table. We're not." Larry advised the public they owed an apology. There was some audience reaction and Dan Beute called the meeting to order

12. Adjournment

Bob Wagner motioned to adjourn with support by Jody Schaendorf. Voice vote. Motion carried.

Adjournment Time: 8.56 pm



Minutes completed by Rich Osbun, Recording Secretary