Planning Commission High Power Facilities Subcommittee Meeting Minutes
Thursday, October 8, 2026, at 9:00 am

Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, Michigan 48103

Attendance –
Jens – Christian Meiners - present
Cindy Strader – present
Brian Sweetland- present
Other Attendees
Attorney – Jesse O'Jack
Planner – Julia Upfal (OHM)
Supervisor – Jacob Schaible

Meeting start time: 9:07 am
Meeting end time: 11:15 am

Topics of Discussion

- Chris disclosed that during his recent biology conference trip to France he had discussions with people from Open AI, and Phisio AI, at dinner. Dinner was not paid for by these or other AI companies.
- Draft HPF Ordinance
    - Power Plants: Chris feels we still need to address this in more detail in our draft ordinance – they have similarities to Data Centers but have particular concerns. Chris downloaded Milan Townships recently created Ordinance for Gas fired electric generating facilities, and brought a copy.
    - Zoning Ordinance now includes Adverse Thermal Impacts, which was acknowledged is hard to enforce.
    - Need to include in our Zoning Ordinance that studies of Water flow/usage, Thermal Impact, Noise/Vibration need to be done pre and post startup.
    - In the Zoning Ordinance, we need to set specific noise/vibration monitoring points around the site, where measurements of pre-construction values will be established as an ambient baseline, and future measurements will be made at the same points at similar times of day and similar circumstances.
    - Fire Protection: Add section that Applicant must provide a plan to containand mitigate any chemicals from emergency response on site (lots of discussion on PFAS).
    - Tax Abatements: Jesse says we can't prohibit it, since there may be circumstances where you want to accomplish something via the developer to address an issue.
    - High Power facilities Map – Julia provided, but will add BP and Wolverine pipelines, petroleum lines and any others. Will add WCRC truck routed and non-thru truck routes.

Update legend items for wetlands/watercourses and add Emerson School. At our next meeting we will look at possible locations for HPF.
    - NDA- Chris would like to include this in our Township Ethics Policy – BOT would need to authorize.

- Noise/Vibration Regulatory Ordinance– Jesse suggested to refer to complying with our existing Regulatory Noise ordinance, so that non-compliance is a Municipal Civil Infraction – needs to be "results based". Enforcing must be defendable in court. Suggested that noise/vibration be measured 2 times/yr but a report only needs to be issued annually, unless there are complaints. Will want to have our Engineering Firm (or a professional they choose), check noise levels, and could be pre-paid out of the developers Escrow account.
    - Noise/Vibration to be included in their annual report to the Township.
    - Need to include in our Regulatory Ordinance that studies of Water flow/usage, Thermal Impact, Noise/Vibration need to be done twice annually.

Action Items

- Continue to refine the proposed Zoning Ordinance, and Regulatory Ordinance
- Incorporate High Power Facilities into the Master Plan
- Revise the draft map showing existing power/energy facilities in the township (and borders)

Next Sub Committee Meeting is Thursday Oct. 29, 9:00 am

Respectfully Submitted,

Cindy Strader, Sub Committee member