Saline Township
Planning Commission

Saline Township Hall
5731 Braun Road
Saline, MI 48176

Gary Luckhardt, Trustee — *Ronnie Kohler*
Stephen Rothfuss, Chair — *Levi Smith*
Deanna Shank, Secretary — *Mary Gumtow*

MEETING MINUTES

Tuesday, September 1, 2026

7:00pm

I. CALL TO ORDER/ESTABLISH QUORUM

Chairperson Rothfuss called the meeting to order.

Present: Deanna Shank, Ronnie Kohler, Stephen Rothfuss, Mary Gumtow, Gary Luckhardt

Others Present: Michael Homier via Zoom (attorney), Tom Hammond, Supervisor

Absent: Levi Smith

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

a. Approval of the minutes of the August 11, 2026 Planning Commission meeting.

Motion made by Commissioner Gumtow, seconded by Commissioner Luckhardt to approve the August 11, 2026 meeting minutes with the correction that HB 4026 is HB 4027 under VIII. a. Legislative Updates.

Unanimous voice vote of approval with Commissioner Smith Absent.

IV. APPROVAL OF AGENDA

a. Approval of the agenda of the September 1, 2026 Planning Commission meeting.

Motion made by Commissioner Shank, seconded by Commissioner Kohler to approve the meeting agenda for September 1, 2026.

Unanimous voice vote of approval with Commissioner Smith Absent.

V. ANNOUNCEMENTS

None

VI. CALL TO THE PUBLIC (Comments on agenda items)

Mr. Stephon Bagne (Clark Hill) representing KBK made comments referencing that he's not clear where we're going with this (site plan review). Referenced that he feels the denial of the variance request by the ZBA is indefensible. On July 23rd he provided a letter describing the township's process. He feels Washtenaw court will find we did not follow the process. He is hoping the planning commission will complete and approve the preliminary site plan review

subject to the variance so it can be done in the correct order. He is not aware of any neighbors objecting to the use.

VII. NEW BUSINESS

a. Items from the Board

Commissioner Luckhardt made comments in reference to the August meeting where Gretchen Waters (Austin Rd) was appointed as the township's representative for River Raisin Watershed. The township board approved a fire door for the basement. Mary Gumtow resigned from the recycling coordinator position. Chris Boulter was appointed as the new Zoning Administrator and Code Enforcer. A new culvert is needed on Macon Rd between Paul Marion's and Zahn's properties. Keeping an eye on Mohart Bridge. Bids due by end of the year for the Grass Rd bridge. 2027 limestone projects are in the works.

Supervisor Tom Hammond made comments in reference to Old National's presentation for handling of money that comes in for the Farmland Preservation. Adopted PA20 resolution to give the township guidance on where the money goes. Township is still working on the title for the cemetery on Case Rd.

b. Election of Officers

Motion made by Commissioner Shank, seconded by Commissioner Kohler to appoint Mary Gumtow as Vice Chair. Unanimous voice vote of approval with Commissioner Gumtow abstaining and Commissioner Smith absent.

c. Township Planner

Sri Komaragiri, AICP introduced herself to the planning commission and presented a resume and examples of training and services she could provide to the Township. Made comments in regards to her previous work with rural communities. Suggested that she could help with planning services but would likely bring another firm on board to help with the master plan. Mentioned that ordinances do need to be consolidated and organized before getting into bigger projects. Made comments in reference to the new land division act, and our moratorium. Also made comments in reference to focused training sessions for the planning commission members.

VIII. UNFINISHED BUSINESS

a. Site Plan Review: KBK Landscaping, 9685 W Michigan Ave

Motion made by Commissioner Shank, seconded by Commissioner Luckhardt by resolution to deny the site plan approval for KBK Landscaping Salt Storage Facility at 9685 West Michigan Ave.

Discussion amongst commissioners and Michael Homier (attorney) in regards to wholesale salt storage not being permitted in the A-1 district and the proposed 62' building exceeding the maximum 35' height permitted within the A-1 district.

Motion Passes 5-0. Roll call vote: MG: Yes, RK: Yes, GL: Yes, DS: Yes, SR: Yes, Commissioner Smith absent.

b. Farmland Preservation Map: Amendment to Master Plan

Dawn Wagstaff (Farmland Preservation Board Member) made comments in reference to the procedure for the overlay map being added to the master plan by amendment.

Motion made by Commissioner Luckhardt, Seconded by Commissioner Kohler to begin

preparation of a limited amendment to the Saline Township Master Plan to incorporate the Farmland Preservation Overlay Map and policies implementing the Township Purchase of Development Rights Ordinance, and to direct the Secretary to send the notice required by MCL 125.3839 (2).

Unanimous voice vote of approval with Commissioner Smith Absent.

c. Discussion: Noise Ordinance

Commissioner Gumtow made comments in reference to the example noise ordinances the planning commission has received. Also commented in reference to considering enforcement, Right to Farm and gun laws.

Attorney Homier made comments in reference to concern about a noise ordinance and if it will have unintended consequences and possibility that it would be burdensome to enforce. Questioned what is the problem we are trying to get at? Made additional comments in reference to having a noise requirement during site plan review for commercial and industrial uses that are near residential. Made comments in reference to A weighted vs C weighted noise scales.

Sri Komaragiri also made comments in reference to noise vs. nuisance ordinances.

Resident Tim Bruneau made comments in reference to infra/tonal and vibration sounds.

d. Discussion: Document Standardization

Commissioner Gumtow shared examples of potential checklists that could be implemented when receiving documents at time of application for site plan review.

e. Legislative Updates

Commissioner Gumtow made comments in reference to HB 5529, 5530, 5531, 5532 - still in government operations. HB 4027 & 4028 still in government committee, HB4049 & HB4050 with ag committee.

IX. PUBLIC COMMENTS (Comments on non-agenda items)

Supervisor Tom Hammond made comments in reference to the documentary 'Ghost in the Machine' that was recently screened in Clinton, MI which had a focus on hyperscale data centers.

Resident Tammie Bruneau elaborated on the documentary and made comments that it focused on the origin of AI and data centers.

Resident Tim Bruneau made comments in reference to the documentary and its mention of eugenics and blending humans and machines.

Resident Jane Finkbeiner made comments and questioned Attorney Homier regarding the recent solar settlement in Ingham County. Are we better to appeal or do we settle for protections?

Attorney Homier made comments that any settlement decisions are in the hands of the township board.

Ray Smith (Ypsi Township) made comments in reference to substations and/or power plants in relation to the data center. Made comments in reference to using hunter cameras to catch data center truck traffic. Questioned if there is a way to zone the data center as industrial. Also made comments in reference to using sound decibel equipment at the data center site.

Resident Marsha Jessup made comments in reference to the U of M now calling it's data center project a 'high throughput computer center'. Questioned in reference to how the township can protect itself from something else coming in the future.

Residents Tim & Tammie Bruneau made comments in reference to YCUA (Ypsilanti Community Utilities Authority) and their moratorium on providing water to data centers.

Township Engineer Dan Cabage made comments in reference to EGLE having a public meeting in regards to the data center's water discharge. Also made comments in reference to having a language and procedure in place to document when the data center changes out the closed loop water which needs to be hauled off site. Also made comments in reference to the Juptier ponds and them needing to be checked yearly.

Resident Tammie Bruneau made a comment in reference to the Township having a representative onsite to watch when the data center discharges the closed loop water.

X. ADJOURNMENT

Motion made by Commissioner Luckhardt, Seconded by Commissioner Kohler to adjourn the meeting at 9:16pm.

Unanimous voice vote of approval with Commissioner Smith absent.

Respectfully submitted,

Deanna Shank

Planning Commission Secretary Approved for filing: 10/06/2026