



PLANNING COMMISSION – SPECIAL MEETING

South Christian High School Auditorium –
7979 Kalamazoo Ave SE, Caledonia, MI 49316

DRAFT Agenda

6:00 p.m. – Wednesday, April 15th, 2026

1. Call to Order and Roll Call
2. Consideration of Agenda
3. Inquiry of Conflict of Interest
4. Public Comment
5. Items for Consideration

A. Public Hearing;

- 7147 Patterson Avenue, Conditional Rezone from Steelcase PUD-LSP to Light Industrial;
- 6900 East Paris Avenue, Rezoning from Steelcase PUD-LSP to Light Industrial;
- 4233 76th Street, 4367 76th Street, and 4645 76th Street, Rezoning from Agricultural/Rural-Residential to Light Industrial

6. General Discussion
7. Adjournment

Persons with disabilities needing special accommodations should contact Kim Triplett at (616) 698-6640 at least one week prior to the meeting to request mobility, visual, auditory, or any other assistance.



PLANNING COMMISSION MEMO

Meeting Date: April 15th, 2026

AGENDA ITEM: 5.A

REQUEST: Conditional Rezone (CR) from PUD-LSP to Light Industrial on One Parcel, Rezone (R) from PUD-LSP to Light Industrial on One Parcel, and Rezone from Agricultural-Rural Residential on Three Parcels

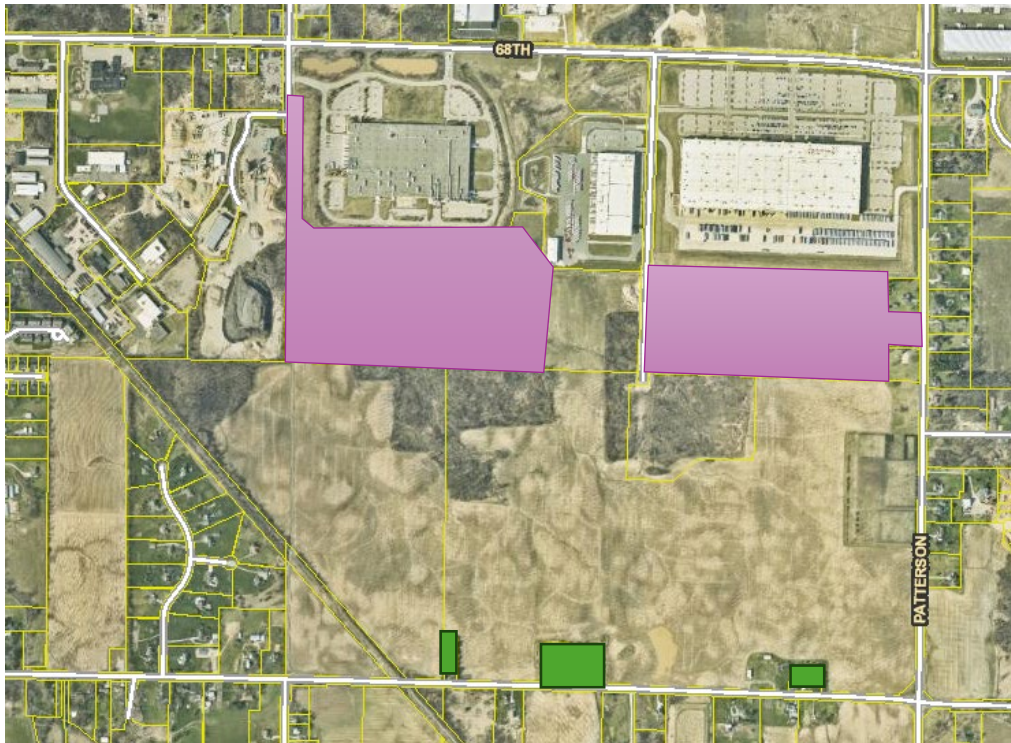
ADDRESSES: 7147 Patterson Ave SE (CR), 4233 76th Street SE (R), 4367 76th Street SE (R), 4645 76th Street SE (R), 6930 East Paris Ave (R), Caledonia, MI 49316

APPLICANT: Microsoft Corporation

CURRENT ZONING: Steelcase PUD-LSP, and Agricultural-Rural Residential

PROPERTY SIZE: 103.8 acres total

REPORT BY: Dan Wells, Community Development Director



OVERVIEW:

Microsoft requests the rezoning of five parcels of land from Steelcase Planned Unit Development-Large Scale Plan (PUD-LSP) and Agricultural-Rural Residential (ARR) to Light Industrial (LI). One of these parcels, 7147 Patterson Ave SE, is requested to be conditionally rezoned. One of the conditions is that when the rest of the parcels are combined, the conditions applied to 7147 Patterson would then apply to all parcels. This arrangement is due to Microsoft having options to purchase the four parcels, but has not closed on them and the owners do not want to encumber their properties unless Microsoft is able to undertake the project.

Microsoft has stated that they intend to develop a data center on the site, and has submitted a concept plan, which will be further refined if the rezoning process proceeds. Their intent is to remove the PUD-LSP zoning and have all their land classified as Light Industrial so that the project area is under a consistent zoning category. Site plans with detailed building layouts, site improvements, utilities, lighting, landscaping, etc. will be reviewed by the Planning Commission at a later date when a site plan is submitted.

Under the Terms and Conditions of the Conditional Rezone Contract the parcels and requested actions involved include:

- 1) Conditionally Rezone one parcel from Steelcase PUD-LSP to Light Industrial; Parcel Number 41-22-12-100-031, Address 7147 Patterson Ave SE for a data center.
- 2) Rezone one parcel from Steelcase PUD-LSP to Light Industrial, Parcel Number 41-22-12-100-036, 6930 East Paris Ave.
- 3) Rezone three parcels from Agricultural/Rural Residential to Light Industrial:
 - a) 41-22-12-300-006, 4233 76th Street SE
 - b) 41-22-12-300-009, 4367 76th Street SE
 - c) 41-22-12-400-004, 4645 76th Street SE

The conditions under which the project will be carried out will be enforced under a Conditional Rezoning Contract (“Contract”), a legally binding agreement that includes:

- A) Allowed Uses. The only uses that may occur on or from the Property as rezoned are as follows:

- 1) Data Center
 - 2) Accessory and related uses
- B) No other uses shall occur on or from the Property except for those specified in subsection (1) above, regardless of any changes in or to the Zoning Ordinance hereafter.
- C) Any use made of or occurring on the Property (including buildings, structures and improvements) shall nevertheless still be subject to all other applicable requirements of the Zoning Ordinance and the Contract, including, but not limited to, setbacks, special land use approvals, substantive regulations regarding the use, and site plan requirements. Except to the extent expressly modified or changed by the Contract, the Zoning Ordinance shall still fully apply to the Property.
- D) To date, no special land use approval, site plan approval or any other zoning approval has been granted for the Property pursuant to the conditional rezoning specified in the Contract.
- E) The Property is also subject to all the following conditions and requirements:
1. Use and Time Constraints.
 - i. The Property will be developed and used only for a datacenter and associated facilities and only in accordance with applicable site planning process and development standards for the LI district and the terms of the Contract.
 - ii. Development consistent with the LI district must commence within 10 years of final rezoning approval. This time limit may be extended by the Township Board. This condition will be met upon commencement of onsite grading or starting construction of offsite infrastructure improvements.
 2. Electricity

Microsoft will comply with electricity rate regulations, and will request service-agreement terms, that require it to pay its fair share of services related to electricity use and protect residential ratepayers from bearing costs resulting from the datacenter's development and operation.

Microsoft will collaborate with Consumers Energy on the expansion of electrical generation capacity and improvements in transmission and substation systems on the grid when needed for its datacenters and will pay for these improvements.

The site will include emergency backup generators that are intended for energy generation in the event of a grid power outage.

3. Water Use

The datacenter project will be connected to the Byron-Gaines Water System for its daily operational water needs (i.e., running bathroom and kitchen sinks, flushing toilets, etc.). Microsoft will not withdraw groundwater at the site for cooling the datacenters or any other operational needs.

The project will use a water-efficient design. Such designs could include a closed-loop system, air cooling with the outside air, a combination of systems, or new innovative technologies.

Microsoft will pay for its share of services related to water use and sewer as required by the Byron-Gaines Utility Authority and in compliance with the Gaines Township Water and Sewer Ordinance. Microsoft will pay for water infrastructure upgrades necessary to serve its project. Any necessary Microsoft obligations will be specified and documented in a future development agreement.

4. Tax Base

Microsoft will not apply to Gaines Charter Township for any local property tax abatements related to this property.

In the event the facility ceases to operate as a datacenter, Microsoft or its successor will bear financial and operational responsibility for decommissioning the facility (i.e. safely shutting down and dismantling equipment and securing remaining structures), including any onsite remediation, if required by applicable law.

Microsoft will provide a performance guarantee to Gaines Charter Township to monitor and enforce compliance at the site in accordance with Zoning Ordinance § 25.80.

5. Development Standards

With respect to sound emanating from the Property, datacenter operations will not exceed 65 dBA at property lines abutting property residentially zoned or having an existing residential use during normal operations, and 85 dBA at property lines abutting property residentially zoned or having an existing residential use during events of emergency generator use.

Microsoft will construct a landscaped berm or other visual screening at least 8 feet high, where permitted, as a buffer to any residential lots abutting the Property. The berm or screening will comply with Zoning Ord. § 23.70.

Lights at the Property will be aimed and shielded so they do not shine directly onto residential lots. Light levels at the exterior property lines will be limited to 0.1 footcandles (except at security stations on access drives). Lighting will be 4000K color temperature or lower.

Datacenter buildings housing servers and associated chillers and cooling units will be setback a minimum of 150 feet from the property line.

6. Environmental

Air emissions on the Property will comply with all laws and regulations, including any applicable New Source Performance Standard, National Emission Standard for Hazardous Air Pollutants, or New Source Review preconstruction permitting, as determined by the Air Quality Division of the Michigan Department of Environment, Great Lakes, and Energy.

Any water discharges from the property will comply with the requirements set forth by state and federal regulations, including the Michigan Department of Environment, Great Lakes and Energy's ("EGLE") Water Resources Division.

During any construction activities, this will include permits required under Parts 31 (National Pollutant Discharge Elimination System and Floodplains), 91 (Soil Erosion and Sedimentation Control), 301 (Inland Lakes and Streams) and/or 303 (Wetlands Protection) of Michigan's Natural Resources and Environmental Protection Act ("NREPA") and their respective administrative rules. Permitting under those sections may require further approval by the United States Environmental Protection Agency ("EPA"). Permitting under Parts 31, 91, 301 and 303 may include compensatory mitigation as a condition of a permit. Industrial stormwater permits will be obtained to the extent required following construction.

Any discharges associated with operation of the datacenter will be subject to all applicable state and federal statutes and administrative rules, including industrial pretreatment permitting if the discharge is to a publicly owned treatment facility.

7. Open Space

To mitigate the loss of open space on the parcels and the increased burdens on the public park and trail system from additional employment at the datacenter, Microsoft will improve and donate approximately 9.5 acres of land for open space and trail connections, to be further defined in a future development agreement. Such donation shall be made prior to onsite grading activities commencing on the property.

8. Merger

These conditions shall apply to all parcels consolidated or merged with this parcel or joined with this parcel in a site plan for a data center.

Staff has reviewed the conditions, as has the Township Attorney. The draft Conditional Rezone Contract is included in the attachments. Two item for consideration are below:

#4 Tax Base; One concern is the lack of a specific mechanism for removal of the buildings in the event they become obsolete. Microsoft has been made aware of the issue and has been asked to

revise the condition to provide a financial instrument for the Township to draw on in case another user cannot be identified.

#8 Merger; a specific requirement to submit a complete land combination (and thus trigger the conditions to apply to the entire property) within a certain timeframe is not present. Microsoft is aware of the concern and will modify language in the condition accordingly.

SURROUNDING ZONING:

	NORTH: PUD-LSP (Amazon)	
WEST: PUD-LSP	SUBJECT PARCEL	EAST: Rural Residential (Caledonia Twp)
	SOUTH: Light Industrial	

PROCESS:

The request for a rezoning is subject to the following process:

1. Submittal by applicant (Section 25.20 A-C)
2. Completeness review by Zoning Administrator (25.20 D)
3. If complete, a public hearing shall be scheduled (Section 25.70)
4. Administrative review by Zoning Administrator
5. Public hearing and review and recommendation by the Planning Commission (Section 25.50).
 - a. February 27th, 2025; public hearing, request postponed per applicant request.
 - b. December 18th, 2025; public hearing, request postponed due to Township Hall capacity exceedance.
 - c. April 15th, 2026, special meeting and public hearing.
6. First reading by the Township Board and setting of public hearing (future date).
7. Public hearing and decision by the Township Board (future date).
8. Publication of the approval notice within a newspaper of general circulation within the Township within 14 days.
9. The effective date of the approval is the expiration of seven (7) days after publication unless a longer timeframe is set.

STANDARDS OF REVIEW:

The following standards shall be considered by the Planning Commission and Township Board while reviewing a proposed Zoning Map amendment under “Chapter 31 Zoning Amendment Review”:

1. The request is consistent with the recommendations of the Township Master Plan and the Future Land Use Map.

Meets Standard. All five parcels are identified on the Master Plans Future Land Use Map as appropriate for Light Industrial or Industry/Business uses. Industry/Business is a mixed-use category that includes Light Industrial uses but might allow some commercial use if it is compatible with surrounding industrial use.



The intent of Light Industrial is outlined in the Master Plan:

“The most important characteristic of the light industrial area is its low use intensity. These areas are intended to provide a safer, cleaner industrial environment. Uses recommended for this area, therefore, include only industrial, warehousing and transportation activities that create a minimum of off-site effects. Industries that traditionally cause excessive noise, vibration, odors, visual blight, environmental pollution, or area involved in potentially hazardous processes, should be avoided or allowed only on a discretionary basis”. (Master Plan pg. 55)

The key terms to consider are what would be “minimum of off-site effects” and “excessive” in terms of actual nuisances. Compared to heavy industrial uses like asphalt production, recycling operations, rock processing at mining sites, stamping operations, foundries, steel mills, chemical manufacturing, etc., Light Industrial uses have limited visual, sound, and odor emissions.

One of the conditions under the rezoning contract (Section 5, Development Standards) includes a 65-decibel noise limit at the property lines abutting residentially zoned property. According to Occupational Safety and Health Administration guidelines and general acoustic references, 65

decibels (dB) sounds like a normal, comfortable conversation, and is considered a safe, moderate noise level.

In terms of light impacts at night, Section 5 also requires no more than 0.1 footcandles at the property lines, except for the guard stations at entrances. One is currently planned at the entrance on Rapids Drive, which is adjacent to Amazon and the Coca-Cola facility, and light from it anticipated to be blocked by the other buildings. All exterior lights will be fully shielded and set to 4000 Kelvin or lower.

During consideration of the recent zoning ordinance update, data centers were specifically discussed and considered to be a light industrial use, rather than heavy industrial since they look like any other light industrial building, don't emit loud noise on a consistent basis, and don't emit odors.

2. The rezoning of land will not negatively impact adjacent and nearby property:

a. The allowable land uses within the proposed zoning district are compatible with nearby land uses and zoning districts.

Meets Standard. The Microsoft project area is already available for light industrial use since the Steelcase PUD-LSP allows uses that are compatible with Light Industrial zoning, including, transportation, manufacturing, corporate offices, and warehousing. The requested rezoning is only changing the zoning from an industrial based PUD to Light Industrial.

The exception to this is the three properties along 76th Street (4233, 4367, 4645) and one property on Patterson (7081 Patterson, not part of the rezone request). Microsoft has negotiated an agreement to buy the properties along 76th Street from the landowners in order to remove those properties from residential use.

b. There will be no adverse physical impact on surrounding properties.

Meets Standard, with consideration. The point of consideration is what degree of "adverse physical impact" would change based on a rezone from Steelcase PUD-LSP and the ARR parcels to Light Industrial.

The rezoning considered in isolation will not be an adverse impact, and the conditions provide greater limits on potential nuisance conditions than what would be permitted under general zoning. The current zoning and Township ordinances have no noise limits, and the conditions limit noise to 65 decibels.

The overall area is already zoned for light industrial uses under the Steelcase PUD-LSP. The relatively small parcels along 76th Street currently zoned ARR would be impacted by industrial development over the long term whether the rezoning occurs or not.

Any type of industrial development has the potential for introducing visual, noise, or odor nuisances, and to some degree it is expected. All development on the parcel will be subject to site plan review and required to follow zoning ordinance standards for light industrial development. These standards are in line with typical urban planning and zoning practice related to setbacks and visual buffering, all of which were discussed at length during the zoning ordinance update last year.

As part of the conditions offered, the entire property will be surrounded by an earthen berm and heavily landscaped which will help limit sound and/or light spill. In addition, buildings and heat management equipment will be set back from parcel boundaries by at least 150 feet, and roadway rights-of-way by at least 66 feet, for a buffer of at least 210 feet (in addition to residential property setbacks).

c. There will be no adverse effect on property values in the adjacent area.

Meets Standard. The rezoning of these parcels from Steelcase PUD-LSP and ARR to Light Industrial will not significantly alter property values in the immediate area. Property values are affected by numerous factors, but based on assessing records there is no evidence that establishment of an industrial use in this Township has ever caused property values in the vicinity to go down.

Anecdotally, property values have not fallen in the vicinity of Switch. Baileys Grove in Kentwood is about 1,200 feet from Switch, and all the homes along Deaver and East Timberlake have increased in value as indicated by their last sale price. Staff acknowledges that the eventual Microsoft project is closer to some surrounding residential properties than that, but it's the best comparison that can be provided.

d. It will not create a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

Meets Standard. Rezoning to Light Industrial will have no effect on future development of the parcels to the west and south, utilities are not currently available to the south of 76th, and there are established subdivisions and industrial uses to the west and north. All the land across Patterson to the east is currently being developed.

3. The site is adequately served by streets and public utilities, and the rezoning will not impact the delivery of public services.

Meets Standard. All future industrial development will be connected to Byron Gaines Utility Authority water and sewer utilities per the Water & Sewer Ordinance, and utility connections and extensions will be required when a site development plan is submitted. Rapids Drive will be

extended as necessary by the landowner, and there will need to be a second connection for emergency access which will be determined at the site plan review phase.

4. There are no natural constraints to the development of land in accordance with the desired zoning district, and the zoning map amendment will not impact sensitive natural resources.

Meets Standard. The parcels will be combined with other surrounding parcels, are large enough for the proposed project and any valuable natural resources like regulated wetlands to be avoided.

5. The rezoning will not grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e. will rezoning result in spot zoning).

Meets Standard. Two parcels have been zoned as the Steelcase PUD-LSP for 40 years and the other three have been designated for industrial use under the Future Land Use Map. Rezoning to Light Industrial would not grant any special privileges.

6. There are substantial reasons why the property cannot be used in accordance with its present zoning classifications.

Meets Standard. It has been long standing practice to review light industrial projects in the Steelcase PUD-LSP under site plan review standards rather than PUD amendments since the Steelcase PUD outlined various uses compatible with Light Industrial use, but didn't include all current uses outlined in the zoning ordinance. Since the PUD did not specify data centers as a permitted use, which is the applicants stated end use, they want to ensure that it will be covered by the zoning ordinance.

STAFF RECOMMENDATION

Staff recommends the Planning Commission make a recommendation to the Board of Trustees for approval of the conditional rezoning and rezoning requests as they meet all the standards under Chapter 31.

The Planning Commission has the following options under Section 25.50.D:

1. Recommendation to approve.
2. Recommendation to approve with reasonable conditions.
3. Recommendation to deny.
4. Postpone action.
5. Table action.



March 18, 2026

Bob Terpstra, Township Supervisor
Dan Wells, Community Development Director
Gaines Charter Township, Michigan
8555 Kalamazoo Avenue SE
Caledonia, Michigan 49316

Via email

Re: Microsoft Datacenter Project Amended Rezoning Application

Dear Supervisor Terpstra and Mr. Wells,

Microsoft is pleased to have had the opportunity to engage with you and Gaines Charter Township residents as we advance our datacenter campus project. After listening to your concerns and those of your community, we are submitting an updated rezoning package that comes with enforceable commitments from Microsoft to be a good neighbor and strengthen your community.

Consistent with our Community-First commitments, we are designing our datacenter project to strengthen, not strain, the community of Gaines Charter Township. In our conversations with residents and local leaders like yourselves, we heard concerns about tax incentives, water, energy, and noise. As our first step in developing a project and a lasting partnership your community can be proud of, we are voluntarily offering a set of conditions to rezoning that are enforceable in contract and zoning law. We offer to:

- **Not seek local property tax abatements:** Microsoft will not ask Gaines Charter Township for local property tax abatements for this property. Your community will benefit from substantial added property tax revenue to fund schools, roads, emergency services, health and social services, libraries, and parks from our development.
- **Pay our fair share of electricity costs:** Microsoft will work with Consumers Energy and the Michigan Public Service Commission to pay our fair share for electric service, including for any needed upgrades, so the cost of serving the datacenter is not shifted to residential customers.
- **Pay for water/sewer upgrades:** We will pay our own way for water services and fully fund any upgrades necessary to serve our project. We expect that our presence to strengthen local water systems rather than burden them.
- **Use backup generators only for emergencies:** The site will use emergency backup generators to power the datacenter only during a grid power emergency.
- **Comply with environmental laws:** The datacenter will be operated and maintained in full compliance with all local, state, and federal rules, including air-emission standards (as required by Michigan EGLE's Air Quality Division) and water quality standards.

- **Not pump groundwater for operations:** Microsoft will not withdraw groundwater at the site for cooling the datacenters or any other operational needs (like sinks and toilets). The project will instead use the Byron-Gaines Water System.
- **Use a water-efficient design:** The project will use a water-efficient design. Such designs could include a closed-loop system, air cooling with the outside air, a combination of these systems, or new innovative water-efficient technologies.
- **Be responsible if ever decommissioned:** If the facility ever stops operating as a datacenter, Microsoft will be responsible for safely shutting it down and for any required on-site cleanup.
- **Limit noise:** Noise at property lines next to residentially zoned parcels will not be more than 65 dBA during normal operations and not more than 85 dBA during emergency generator use to ensure minimal disruption to our neighbors.
- **Visually screen nearby homes:** Where allowed, Microsoft will build an at least 8-foot-high landscaped berm or other visual screen next to any residential lots that touch the property.
- **Limit lighting:** Lights will be aimed and shielded so they do not shine directly onto residential lots. Light levels at the exterior property lines will be limited to 0.1 footcandles (except at security stations on access drives). Lighting will be 4000K color temperature or lower.
- **Use larger setbacks:** Datacenter buildings (including server buildings and cooling equipment) will be at least 150 feet from the property line.
- **Make an open space and trail contribution:** Microsoft will improve and donate approximately 9.5 acres of land for open space and trail connections. Specifics and timing for the donation will be further defined in a future development agreement but will coincide with project completion at the latest.
- **Apply these conditions to connected parcels:** These same conditions also apply to any parcels that are merged with the rezoned parcel and are developed for datacenter use.
- **Pay a performance guarantee:** Microsoft will provide a performance guarantee so the Township can monitor and enforce compliance with these conditions under Zoning Ordinance § 25.80.

These conditions are officially documented in finer technical detail in the proposed rezoning contract included with our application. They embody key tenets of our Community-First commitments.

When Microsoft pledged to put the community first, we meant it. We look forward to working together on implementation of these commitments as we move forward with our datacenter development process.

Sincerely,

Microsoft Land Development Team

Cc: Rod Weersing, Township Manager
Cliff Bloom, Bloom Sluggett, PC

Conditional Rezoning Application
and Offer of Conditions for Parcel Number
41-22-12-100-031 (Microsoft)

Microsoft's Statement Regarding Its Offer of Conditions

Pursuant to Zoning Ordinance § 31.50 and the Michigan Zoning Enabling Act, MCL 125.3405, Microsoft requests conditional rezoning of Parcel No. 41-22-12-100-031 (the "Property") from its current zoning classification of PUD-LSP to a new zoning classification of LI, Light Industrial, with a Conditional Rezoning Contract that includes conditions for use and development of this parcel plus all other parcels included in the same site plan for development of this parcel. The Property is further identified in the enclosed aerial photographs, legal descriptions, and surveys.

In Gaines Township, "[a]n owner of land may voluntarily offer in writing one or more conditions relating to the use and/or development of land for which a rezoning is requested." Zoning Ord. § 31.50. The conditions offered in the Conditional Rezoning Contract would limit use of the property to a datacenter and hold the project to more stringent development standards than what the Township has required of the surrounding businesses on property zoned for light industrial use. While the parcels may already be developed as a datacenter without rezoning according to prior interpretations issued by the Township's planner, Microsoft offers to rezone these parcels with conditions to demonstrate its sincere commitment to its Community-First principles.

Community-first commitments



Microsoft's 5-point plan to partner with local communities across the United States



Microsoft has incorporated into a proposed Conditional Rezoning Contract the elements of these Community-First commitments that relate to its use of the property as a datacenter and the increased use of public infrastructure associated with that use, consistent with Zoning Ord. § 31.50.

These conditions by their own terms will apply to the other parcels consolidated or approved for a datacenter in a site plan with Parcel -031, including the other parcels proposed to be rezoned (Parcels -036, -004, -006, and -009) in this package and the main parcels for the site, shown in blue on the enclosed aerial maps. The main parcels, which comprise a total of 320

acres of land, are already zoned LI and are not being rezoned but will be subject to the conditions offered in the Conditional Rezoning Contract. Development of the main parcels for a datacenter is permitted by right in the LI district. For conditional rezoned property, the zoning ordinance imposes a default time limit of one year to commence development of the property in accordance with the conditional rezoning, unless the Township states a different time period. Zoning Ord. § 31.50(G) and (H). Because the main 320 acres is not being rezoned, it has no time limit for development as a datacenter. To make the time horizon for development on the smaller parcels more consistent with the unlimited development horizon for the main parcel, Microsoft's rezoning request is made on the condition that the Township approves a 10-year time period to commence development, as specified in the following Conditional Rezoning Contract.

DRAFT

(April 2, 2026)

CONDITIONAL REZONING CONTRACT

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged by and agreed upon by the parties hereto, this Conditional Rezoning Contract (“Contract”) is entered into as of _____, 2026, by and between the CHARTER TOWNSHIP OF GAINES, a Michigan charter law township, with its offices located at 8555 Kalamazoo Ave., SE, Caledonia, Michigan 49316 (the “Municipality”) and MICROSOFT CORPORATION, a Washington corporation, with an address of One Microsoft Way, Redmond, WA 98052-6399 (the “Owner”).

RECITALS

A. The Owner owns land within Gaines Charter Township which is approximately 40.5 acres in size, is commonly known as 7147 Patterson Ave. SE and consists of Permanent Parcel No. 41-22-12-100-031 as legally described on the attached Exhibit A (the “Property”).

B. The Owner represents and warrants that as of the effective date of this Contract, it is the sole and only owner of the Property and that there are no mortgages, liens, or similar encumbrances on or binding the Property.

C. The Property is currently zoned as PUD-LSP pursuant to the prior Gaines Charter Township Zoning Ordinance, as amended (the “Zoning Ordinance”), and current zoning map.

D. The Owner has applied for a conditional rezoning of the Property from the current PUD-LSP zoning district designation to the LI, Light Industrial zoning district designation under the Zoning Ordinance and the Gaines Charter Township Zoning Map (the “Zoning Map”).

E. The Owner only wishes to use and develop the Property for a datacenter complex and related uses and wants to preclude its use for any of the other uses either permitted or allowed in the LI, Light Industrial zoning district or pursuant to the Zoning Ordinance.

F. The Owner has therefore voluntarily offered to have the Municipality approve the conditions stated in this Contract as conditions and requirements for the rezoning of the Property to the LI, Light Industrial zoning district designation (and regulating the development and use of the Property after the rezoning occurs pursuant to this Contract).

G. As one of the conditions for rezoning this Property, the Owner has also agreed to apply the same conditions to other parcels that will be developed for a datacenter in connection with the Property.

H. The Gaines Charter Township Planning Commission has determined that the proposed rezoning and conditions are in the best interest of the public health, safety, and general welfare.

I. The Gaines Charter Township Board agrees that this Contract provides reasonable assurances regarding the uses and development of the Property that are essential in its consideration and approval of the requested rezoning.

TERMS AND CONDITIONS

The parties agree as follows:

1. Conditions Imposed. All of the provisions of this Contract, as well as the following permanent conditions and requirements specified in this Section 1 and elsewhere in this Contract, shall apply to the rezoning, use, and development of the Property (and the Property itself) pursuant to this Contract and to the rezoning of the Property from the current zoning district designation to the LI, Light Industrial zoning district designation:

- (a) Allowed Uses. The only uses that may occur on or from the Property as rezoned are as follows:
 - (i) Data Center
 - (ii) Accessory and related uses
- (b) No other uses shall occur on or from the Property except for those specified in subsection (a) above, regardless of any changes in or to the Zoning Ordinance hereafter.
- (c) Any use made of or occurring on the Property (including buildings, structures and improvements) shall nevertheless still be subject to all other applicable requirements of the Zoning Ordinance and this Contract, including, but not limited to, setbacks, special land use approvals, substantive regulations regarding the use, and site plan requirements. Except to the extent expressly modified or changed by this Contract, the Zoning Ordinance shall still fully apply to the Property.
- (d) To date, no special land use approval, site plan approval or any other zoning approval has been granted for the Property pursuant to the conditional rezoning specified in this Contract.
- (e) The Property is also subject to all the following conditions and requirements:

(i) *Use and Time Constraints.*

The Property will be developed and used only for a datacenter and associated facilities and only in accordance with applicable site planning process and development standards for the LI district and the terms of this Contract. Development consistent with the LI district must commence within 10 years of final rezoning approval. This time limit may be extended by the Township Board. This condition will be met upon commencement of onsite grading or starting construction of offsite infrastructure improvements.

(ii) *Electricity.*

Microsoft will comply with electricity rate regulations, and will request service-agreement terms, that require it to pay its fair share of services related to electricity use and protect residential ratepayers from bearing costs resulting from the datacenter's development and operation.

Microsoft will collaborate with Consumers Energy on the expansion of electrical generation capacity and improvements in transmission and substation systems on the grid when needed for its datacenters and will pay for these improvements.

The site will include emergency backup generators for energy generation only in the event of a grid power emergency.

(iii) *Water Use.*

The datacenter project will be connected to the Byron-Gaines Water System for its daily operational water needs (i.e., running bathroom and kitchen sinks, flushing toilets, etc.). Microsoft will not withdraw groundwater at the site for cooling the datacenters or any other operational needs.

The project will use a water-efficient design. Such designs could include a closed-loop system, air cooling with the outside air, a combination of systems, or new innovative technologies.

Microsoft will pay for its share of services related to water use and sewer as required by the Byron-Gaines Utility Authority and in compliance with the Gaines Township Water and Sewer Ordinance. Microsoft will pay for water infrastructure upgrades necessary to serve its project. Any necessary Microsoft obligations will be specified and documented in a future development agreement.

(iv) *Tax Base.*

Microsoft will not apply to Gaines Charter Township for any local property tax abatements related to this property.

In the event the facility ceases to operate as a datacenter, Microsoft or its successor will bear financial and operational responsibility for decommissioning the facility (i.e. safely shutting down and dismantling equipment and securing remaining structures), including any onsite remediation, if required by applicable law.

Microsoft will provide a performance guarantee to Gaines Charter Township to monitor and enforce compliance at the site in accordance with Zoning Ordinance § 25.80.

(v) *Development Standards.*

With respect to sound emanating from the Property, datacenter operations will not exceed 65 dBA at property lines abutting property residentially zoned or having an existing residential use during normal operations, and 85 dBA at property lines abutting property residentially zoned or having an existing residential use during events of emergency generator use.

Microsoft will construct a landscaped berm or other visual screening at least 8 feet high, where permitted, as a buffer to any residential lots abutting the Property. The berm or screening will comply with Zoning Ord. § 23.70.

Lights at the Property will be aimed and shielded so they do not shine directly onto residential lots. Light levels at the exterior property lines will be limited to 0.1 footcandles (except at security stations on access drives). Lighting will be 4000K color temperature or lower.

Datacenter buildings housing servers and associated chillers and cooling units will be setback a minimum of 150 feet from the property line.

(vi) *Environmental.*

Air emissions on the Property will comply with all laws and regulations, including any applicable New Source Performance Standard, National Emission Standard for Hazardous Air Pollutants, or New Source Review preconstruction permitting, as determined by the Air Quality Division of the Michigan Department of Environment, Great Lakes, and Energy.

Any water discharges from the property will comply with the requirements set forth by state and federal regulations, including the Michigan Department of Environment, Great Lakes and Energy's ("EGLE") Water Resources Division. During any construction activities, this will include permits required under Parts 31 (National Pollutant Discharge Elimination System and Floodplains), 91 (Soil Erosion and Sedimentation Control), 301 (Inland Lakes and Streams) and/or 303 (Wetlands Protection) of Michigan's Natural Resources and Environmental Protection Act ("NREPA") and their respective administrative rules. Permitting under those sections may require further approval by the United States Environmental Protection Agency ("EPA"). Permitting under Parts 31, 91, 301 and

303 may include compensatory mitigation as a condition of a permit. Industrial stormwater permits will be obtained to the extent required following construction. Any discharges associated with operation of the datacenter will be subject to all applicable state and federal statutes and administrative rules, including industrial pretreatment permitting if the discharge is to a publicly owned treatment facility.

(vii) *Open Space.*

To mitigate the loss of open space on the parcels and the increased burdens on the public park and trail system from additional employment at the datacenter, Microsoft will improve and donate approximately 9.5 acres of land for open space and trail connections, to be further defined in a future development agreement. Such donation shall be made prior to onsite grading activities commencing on the property.

(viii) *Merger.*

These conditions shall apply to all parcels consolidated or merged with this parcel or joined with this parcel in an approved site plan for a datacenter.

2. Interpretation of Uses. If there is a discrepancy or disagreement between the Owner (as well as any lessee, tenant, creditor, successor, licensee or other possessor or user of the Property or any portion thereof) and the Municipality as to whether a particular use is an allowed use or otherwise pursuant to this Contract, the Zoning Administrator shall make the final determination. Such determination shall be subject to an appeal to the Municipality's Zoning Board of Appeals pursuant to the Zoning Ordinance. The Zoning Board of Appeals decision shall be subject to judicial review as provided by law.

3. Compliance. The Owner (as well as any lessee, tenant, successor, creditor, licensee, or other possessor of the Property or any portion thereof) shall fully comply with all of the conditions and requirements contained herein and also with all applicable laws, rules, regulations, permit and license requirements, orders and directives of any governmental agency, entity or official of competent jurisdiction including, without limitation, all requirements currently imposed or which may in the future be imposed.

4. Enforcement. The parties expressly agree that in the event of a violation of this Contract or of the Zoning Ordinance by the Owner (or its successors, assigns, or transferees), the parties shall be entitled to receive specific performance or injunctive relief, as well as any other remedies available in Michigan at law or in equity. Nothing herein shall be deemed to be a waiver of the Municipality's rights to seek enforcement of this Contract and the zoning approvals granted for the Property to the extent otherwise authorized by law. Venue shall be in Kent County, Michigan.

5. Revert to Former Zoning. If the conditional zoning becomes void, invalid, or of no effect, then the Property shall automatically revert back to its former zoning classification, which may be confirmed by resolution or ordinance of the Gaines Charter Township Board.

6. Miscellaneous.

- (a) Interpretation. This signed document is the entire agreement between the parties regarding conditional rezoning of the Property to LI, Light Industrial. The captions are for reference only and shall not affect the interpretation of this Contract. However, the recitals are deemed to be an integral part of this Contract. Each of the parties had the advice of legal counsel before entering into this Contract and it is to be interpreted as if it were mutually drafted.
- (b) Binding Effect; Runs with the Land. The parties hereto represent and warrant that they have sufficient and legal authority to sign this Contract and to make it valid and fully binding. This Contract shall be permanent and shall be binding upon the parties and also their subrogees, successors, transferees, creditors, and assigns.
- (c) Recording. This Contract shall be recorded with the Kent County Register of Deeds.
- (d) Notices. All notices shall be complete when provided to the other party at the first address given above or such other address as the party shall request by written notice to the other party. Delivery shall be deemed complete when actually received. Microsoft requests notice by email at amersland@microsoft.com.
- (e) Additional Documents. The parties agree to execute such other documents as may be reasonably required to fully implement this Contract.
- (f) Amendment. This Contract may not be modified or amended except in a writing executed by all parties following action by the Gaines Charter Township Board, and must be recorded with the Kent County Register of Deeds records in order to become effective.

7. Voluntary Consent. The Owner acknowledges and agrees that it voluntarily offered and consented to all of the requirements, conditions and provisions contained in this Contract and the conditional rezoning. The Owner also acknowledges and agrees that all of the conditions and provisions contained in this Contract are fully valid, enforceable, and reasonable. The parties agree and further acknowledge that the conditions and requirements contained in this Contract are authorized by all applicable laws.

8. Effective Date. This Contract shall become effective upon the effective date that the Property is rezoned to the LI, Light Industrial zoning district designation (i.e., upon the expiration of 7 days after the notice of rezoning appears in the newspaper).

9. Escrow Amounts. The Owner shall pay to the Municipality all zoning escrow amounts due in a timely fashion, as and to the extent required by applicable ordinances of the Municipality.

10. Supersedes Prior Contracts. This Contract supersedes and replaces any and all prior agreements and contracts between the parties regarding the subject matter of this Contract.

11. Binding Effect; Authority. The parties hereto agree, represent and warrant that they have full authority to sign this Contract and to make it fully binding and enforceable.

12. Applicable Law. This Contract shall be governed by the laws of the State of Michigan.

13. Counterparts; Effective Date. This Contract may be executed in two counterparts, each of which when executed shall constitute an original, but all counterparts together shall constitute but one and the same instrument.

14. Waivers. A waiver of any right or remedy under this Contract or as provided by law is only effective if given in a writing signed by all parties and shall not be deemed to be a waiver of any other breach or default. A failure or delay by a party in exercising any right or remedy under this Contract or by law shall not constitute a waiver of that or any other right or remedy thereafter.

15. No Third-Party Beneficiaries. Except as otherwise expressly provided for herein, there are no third-party beneficiaries to this Contract.

16. Acknowledgment. The parties agree and acknowledge that the conditions and this Contract are authorized by all applicable laws and that this Contract is valid and was entered into only on a voluntary basis, representing a permissible exercise of authority by the parties.

17. Enforcement on Other Parcels. The provisions of this Contract shall apply to Parcel Nos. 41-22-12-400-008, 41-22-12-400-007, 41-22-12-400-004, 41-22-12-300-010, 41-22-12-300-009, 41-22-12-300-006, and 41-22-12-100-036, unless those parcels or portions thereof are not used for a datacenter.

[Signature Pages Follow]

MUNICIPALITY:

GAINES CHARTER TOWNSHIP

By _____
Robert Terpstra, Supervisor

And by _____
Michael Brew, Township Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF KENT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Robert Terpstra, Township Supervisor, and also by Michael Brew, Township Clerk, of the Charter Township of Gaines, both on behalf of that Township, who are personally known to me or who have produced their Michigan driver's license as identification.

*

Notary Public, _____ County, Michigan

Acting in _____ County, Michigan

My commission expires: _____

* * *

OWNER:

_____ a Michigan

By: _____

Name: _____

Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, 2026,
by _____, the _____ of _____, a Michigan _____, who is
personally known to me or who has produced his/her _____ driver's license (or other
document) as identification.

*

Notary Public, _____ County, Michigan

Acting in _____ County, Michigan

My commission expires: _____

Drafted by and when recorded return to:

[No transfer taxes are applicable because no interest in property is conveyed by this document.]

DRAFT

(April 2, 2026)

EXHIBIT A

**LEGAL DESCRIPTION OF THE
CONDITIONALLY REZONED PROPERTY**

Parcel No. 41-22-12-100-031

Land in the Township of Gaines, Kent County, MI, described as follows:

Part of the Northeast 1/4 of Section 12, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section 12; thence along the North line of said Section, South 88 degrees 13 minutes 28 seconds East 2320.33 feet; thence South 02 degrees 09 minutes 02 seconds West 397.27 feet; thence South 36 degrees 24 minutes 42 seconds East 145.22 feet; thence South 50 degrees 14 minutes 31 seconds West 615.50 feet; thence South 02 degrees 07 minutes 05 seconds West 238.13 feet; thence South 68 degrees 35 minutes 22 seconds East 237.63 feet; thence South 02 degrees 07 minutes 05 seconds West 573.83 feet; thence South 87 degrees 52 minutes 55 seconds East 531.17 feet to the North-South 1/4 line of said Section; thence continuing South 87 degrees 52 minutes 55 seconds East 301.42 feet to the extended West line of Rapids Drive (86 feet wide); thence along said West line, North 02 degrees 06 minutes 59 seconds East 23.46 feet to the South line of Rapids Drive; thence along said South line, South 87 degrees 53 minutes 01 second East 86.00 feet to the East line of Rapids Drive; thence along said East line, South 02 degrees 06 minutes 59 seconds West 10.14 feet to a point on the North line of the South 857 feet of the Northeast 1/4 of said Section 12, said point being the point of beginning; thence along said North line, South 88 degrees 09 minutes 47 seconds East 1955.62 feet; thence South 00 degrees 25 minutes 08 seconds West 307.00 feet; thence South 88 degrees 09 minutes 47 seconds East 316.80 feet to the East line of said Section 12; thence along said East line, South 00 degrees 25 minutes 08 seconds West 275.00 feet; thence North 88 degrees 09 minutes 47 seconds West 316.80 feet; thence South 00 degrees 25 minutes 09 seconds West 275.00 feet to the East-West 1/4 line of said Section; thence along said East-West 1/4 line, North 88 degrees 09 minutes 47 seconds West 1981.01 feet; thence North 02 degrees 06 minutes 59 seconds East 856.75 feet to the point of beginning.

Rezoning Applications for Parcel Numbers

41-22-12-100-036 (Steelcase)

41-22-12-400-004 (Ouwinga)

41-22-12-300-006 (Beebee)

41-22-12-300-009 (Zandbergen)

Addendum to Microsoft Rezoning Application

Surveys, Maps, and Legal Descriptions

KEY:

Blue = Already zoned LI

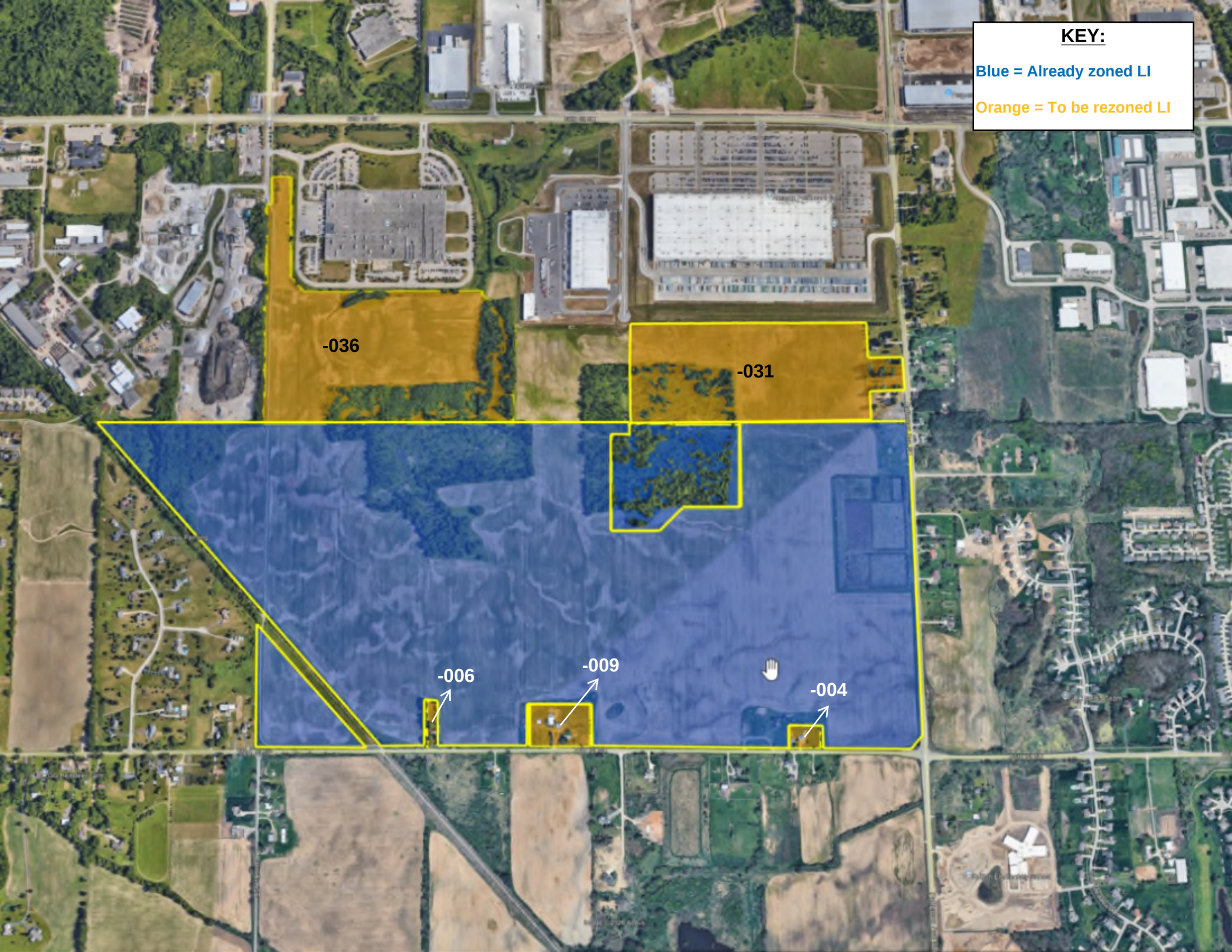
Orange = To be rezoned LI



KEY:

Blue = Already zoned LI

Orange = To be rezoned LI

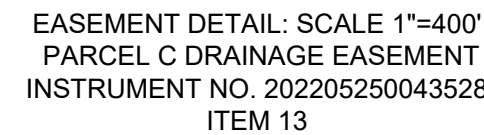


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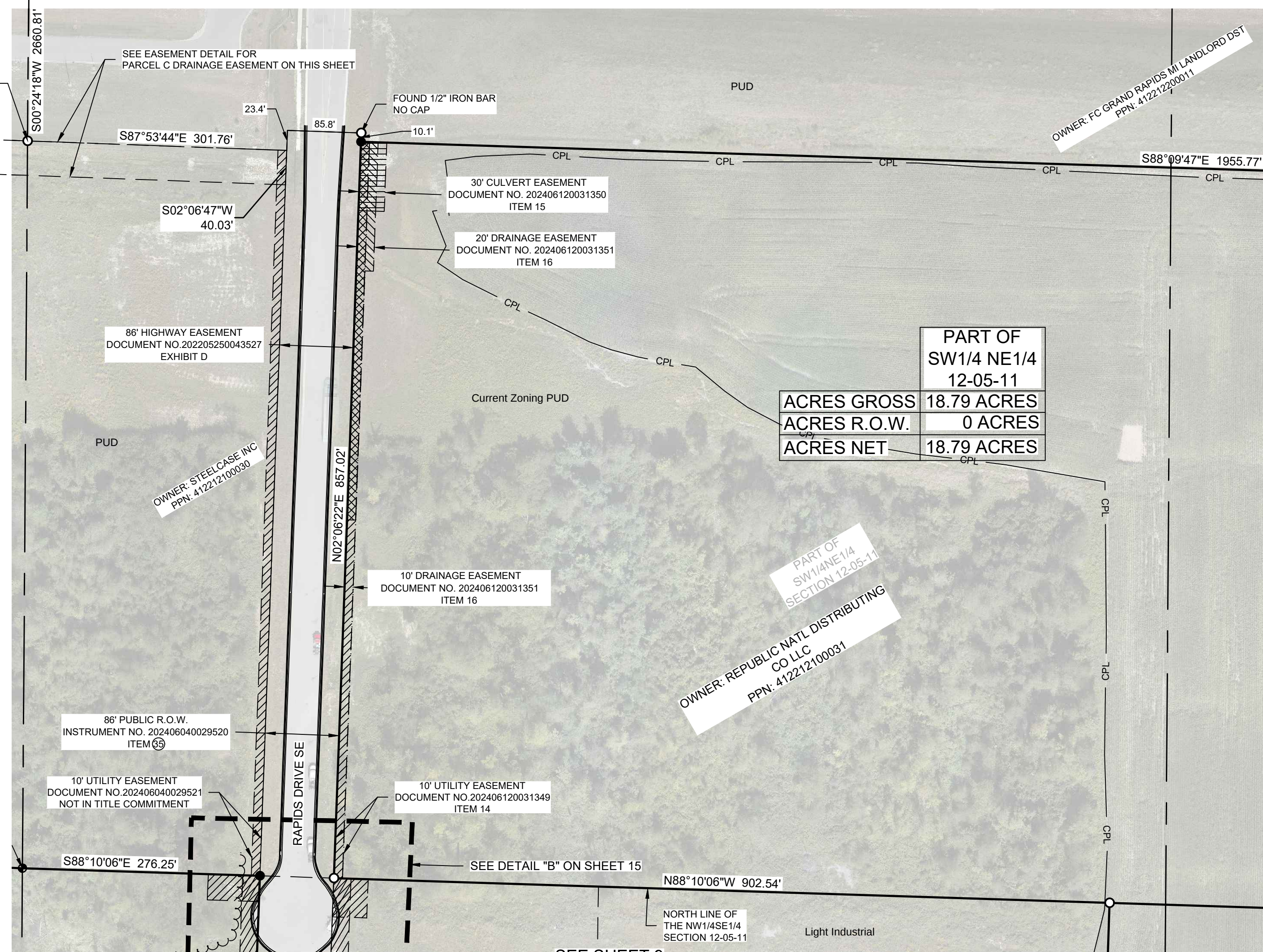
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CALEDONIA, KENT COUNTY, MICHIGAN

SHEET
4 of 29



PART OF NE 1/4 CON ADJ NW COR OF SEC TH S 88D 13M 28S E ALONG SD N LINE 2230.37 FT TH S 2D 09M 02S W 392.77 FT TH S 36D 24M 42S E 145.22 FT TH S 50D 14M 31S W 615.01 FT TH S 2D 07M 05S W 238.13 FT TH S 68D 35M 28S E 237.63 FT TH S 2D 07M 05S W 573.83 FT TH S 87D 52M 55S E 832.59 FT TH N 2D 06M 58S E 23.46 FT TH S 87D 53M 01S E 86.0 FT TH S 2D 06M 59S W 10.14 FT TO LINE OF S 857.7 FT OF NE 1/4 & TO BEG OF THIS DESC. TH S 88D 09M 47S E ALONG SD N LINE 1955.62 FT TH S 2D 05M 17S W 307.0 FT TH S 88D 09M 47S E 316.80 FT TO S 88D 09M 47S S 2D 25M 05S W ALONG E SEC LINE 275.0 FT TH N 88D 09M 47S W 316.80 FT TH S 2D 25M 09S W 275.0 FT TO E&W 1/4 LINE TH N 88D 09M 47S W ALONG E&W 1/4 LINE 1981.01 FT TH N 2D 06M 59S E 856.75 FT TO BEG * SEC 12 25M R11W 40.71 A



WATER VALVE
FIRE HYDRANT
TELEPHONE VAULT
TELEPHONE PEDESTAL
FIBER OPTIC VAULT
FIBER OPTIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC BOX
LIGHT POLE
POWER POLE WITH GUY
POWER POLE
GUY WIRE
TRAFFIC MANHOLE
AIR CONDITIONING UNIT
AREA INLET
GRATE INLET
FLARED END SECTION
STORM MANHOLE
SANITARY MANHOLE
SIGN
MAILBOX
BOLLARD
DECIDUOUS TREE
CONIFEROUS TREE
FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP #4001071269 (OR AS NOTED)
SET 5/8" REBAR W/ YELLOW PLASTIC CAP #4001071269
SECTION CORNER (TYPE AS NOTED)

	BOUNDARY
	PROPERTY LINE
	SECTION LINE
	SETBACK LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	CURB AND GUTTER
	STORM SEWER
	SANITARY SEWER
	WATER MAIN FROM MAP
	OVERHEAD POWER
	UNDERGROUND POWER
	FIBER OPTIC
	TELEPHONE
	CABLE TELEVISION
	GAS LINE
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
	EDGE OF WATER
	TREE LINE
	CROP LINE
	EXISTING BUILDING HATCH
	EXISTING CONCRETE HATCH
	EXISTING ASPHALT HATCH
	EXISTING GRAVEL
	YELLOW PLASTIC CAP
	ORANGE PLASTIC CAP
	RIGHT-OF-WAY
	BOOK, PAGE
	RECORD DIMENSION
	PUBLIC UTILITY EASEMENT

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FAX 515.331.6518

BY						
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REVISIONS DESCRIPTION

DATE _____

REV.
NO

REVISIONS

024

ALTA/NSPS LAND TITLE SURVEY HICKORY

CALEDONIA, KENT COUNTY, MICHIGAN

drawn by: EMS
checked by: SAC
designed by: SAC
QA/QC by: SAC
project no.: G23-05886
date: 11.12.2024

SHEET
5 of 29

- WATER VALVE
- FIRE HYDRANT
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- FIBER OPTIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE WITH GUY
- POWER POLE
- GUY WIRE
- TRAFFIC MANHOLE
- AIR CONDITIONING UNIT
- AREA INLET
- GRATE INLET
- FLARED END SECTION
- STORM MANHOLE
- SANITARY MANHOLE
- SIGN
- MAILBOX
- BOLLARD
- DECIDUOUS TREE

FOUND 5/8" REBAR W/ YELLOW
PLASTIC CAP #4001071269
(OR AS NOTED)

SET 5/8" REBAR W/ YELLOW
PLASTIC CAP #4001071269

SECTION CORNER
(TYPE AS NOTED)

BOUNDARY
PROPERTY LINE
SECTION LINE
SETBACK LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
CENTERLINE

CURB AND GUTTER
STORM SEWER
SANITARY SEWER
WATER MAIN FROM MAP
OVERHEAD POWER
UNDERGROUND POWER
FIBER OPTIC
TELEPHONE
CABLE TELEVISION
GAS LINE
CHAIN LINK FENCE
WIRE FENCE
WOOD FENCE
MAJOR CONTOUR
MINOR CONTOUR
EDGE OF WATER
TREE LINE
CROP LINE

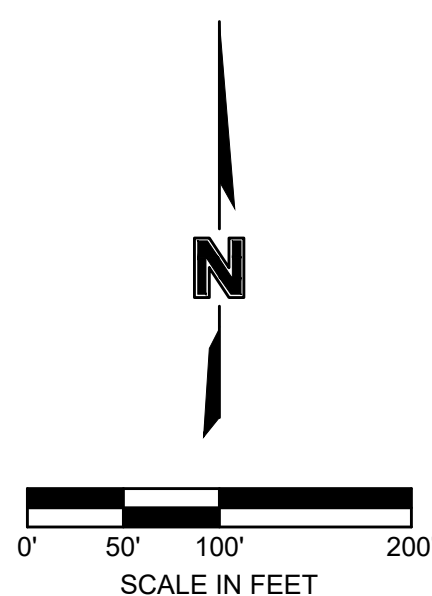
EXISTING BUILDING HATCH
EXISTING CONCRETE HATCH
EXISTING ASPHALT HATCH
EXISTING GRAVEL

YPC
OPC
R.O.W.
BK, PG
(XX.XX')
P.U.E.

YELLOW PLASTIC CAP
ORANGE PLASTIC CAP
RIGHT-OF-WAY
BOOK, PAGE
RECORD DIMENSION
PUBLIC UTILITY EASEMENT

PART OF NE 1/4 COM AT NW COR OF SEC TH S 88D 13M 28S E ALONG SD N LINE 2320.33 FT TH S 2D 09M 02S W 397.27 FT TH S 36D 24M 42S E 145.22 FT TH S 50D 14M 31S W 615.50 FT TH S 2D 07M 05S W 238.13 FT TH S 86D 35M 22S E 237.63 FT TH S 2D 07M 05S W 573.83 FT TH S 87D 52M 55S E 832.59 FT TH S 26D 06M 59S E 23.46 FT TH S 87D 53M 01S E 86.0 FT TH S 2D 06M 59S W 10.14 FT TO N LINE OF S 85T FT OF NE 1/4 & TO BEG OF THIS DESC - TH S 88D 09M 47S E ALONG SD N LINE 1955.62 FT TH S 2D 25M 07S W 307.0 FT TH S 88D 09M 47S E 316.80 FT TO E SEC LINE TH S 2D 05M 08S W ALONG E SEC LINE 275.0 FT TH N 88D 09M 47S W 316.80 FT TH S 2D 05M 09S W 275.0 FT TO E&W 1/4 LINE TH N 88D 09M 47S W ALONG E&W 1/4 LINE 1881.01 FT TH N 2D 06M 59S E 856.75 FT TO BEG * SEC 12 T5N R11W 40.71 A

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DATE: Nov 12, 2024 4:37pm USER: esmith2



PART OF NORTHWEST 1/4 OF SECTION 12,
TOWN 5 NORTH, RANGE 11 WEST,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN



FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 PHONE

 SECTION CORNER
 QUARTER CORNER

- PROPERTY IRON (FOUND)
● PROPERTY IRON (SET)
POB POINT OF BEGINNING

BASIS OF BEARING: SECTION 12, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, PER KENT COUNTY REMONUMENTATION RECORDS.
UNLESS OTHERWISE NOTED, ALL DISTANCES SHOWN ARE MICHIGAN STATE PLANE COORDINATE SYSTEM GRID DISTANCE. TO DETERMINE GROUND DISTANCE, MULTIPLY GRID DISTANCE BY TOWNSHIP MEAN COMBINED SCALE FACTOR OF 1.00012522. (GRID X 1.00012522 = GROUND)

[fishbeck

Proposed Parcel Split
Gaines Township, Kent County
Part of the Northwest 1/4 of Section 12
Town 5 North, Range 11 West

	PROJECT NO.
	2501944
	FIGURE NO.
	3 of 4

01/20/2026

CERTIFICATE OF SURVEY

PART OF NORTHWEST 1/4 OF SECTION 12,
TOWN 5 NORTH, RANGE 11 WEST,
GAINES TOWNSHIP, KENT COUNTY, MICHIGAN

PROPOSED PARCEL "A" DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE NORTH LINE OF SAID SECTION, SOUTH 88°13'28" EAST 43.01 FEET GRID DISTANCE (43.02 FEET GROUND DISTANCE) TO THE EXTENDED EAST LINE OF EAST PARIS AVENUE (42.99 FOOT WIDE GRID DISTANCE (43.00 FOOT WIDE GROUND DISTANCE) HALF RIGHT OF WAY); THENCE ALONG SAID EXTENDED EAST LINE AND SAID EAST LINE, SOUTH 00°32'21" WEST 536.00 FEET GRID DISTANCE (536.07 FEET GROUND DISTANCE) TO THE POINT OF BEGINNING; THENCE SOUTH 88°54'15" EAST 175.01 FEET GRID DISTANCE (175.03 FEET GROUND DISTANCE); THENCE PARALLEL WITH AND 218.00 FEET GRID DISTANCE (218.03 FEET GROUND DISTANCE) (PERPENDICULAR MEASURE) EAST OF THE WEST LINE OF SAID NORTHWEST 1/4, SOUTH 00°32'21" WEST 846.08 FEET GRID DISTANCE (846.18 FEET GROUND DISTANCE); THENCE SOUTH 38°45'00" EAST 180.00 FEET GRID DISTANCE (180.02 FEET GROUND DISTANCE); THENCE SOUTH 88°13'28" EAST 1511.62 FEET GRID DISTANCE (1511.81 FEET GROUND DISTANCE); THENCE SOUTH 16°12'48" WEST 31.34 FEET GRID DISTANCE (31.35 FEET GROUND DISTANCE); THENCE SOUTH 39°14'46" EAST 350.02 FEET GRID DISTANCE (350.06 FEET GROUND DISTANCE); THENCE SOUTH 02°07'00" WEST 848.32 FEET GRID DISTANCE (848.43 FEET GROUND DISTANCE) TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE ALONG SAID SOUTH LINE, NORTH 88°10'09" WEST 2035.93 FEET GRID DISTANCE (2036.18 FEET GROUND DISTANCE) TO THE WEST 1/4 CORNER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, NORTH 00°32'21" EAST 1897.89 FEET GRID DISTANCE (1898.13 FEET GROUND DISTANCE) TO THE SOUTH LINE OF EAST PARIS AVENUE; THENCE ALONG SAID SOUTH LINE, SOUTH 89°00'07" EAST 43.00 FEET GRID DISTANCE (43.01 FEET GROUND DISTANCE) TO THE EAST LINE OF EAST PARIS AVENUE; THENCE ALONG SAID EAST LINE, NORTH 00°32'21" EAST 223.41 FEET GRID DISTANCE (223.44 FEET GROUND DISTANCE) TO THE POINT OF BEGINNING. CONTAINS 57.80 ACRES (GROUND MEASURE). SUBJECT TO EASEMENTS, RESTRICTION, AND RIGHTS-OF-WAY OF RECORD.

PROPOSED REMAINDER PARCEL DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 5 NORTH, RANGE 11 WEST, GAINES TOWNSHIP, KENT COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE NORTH LINE OF SAID SECTION, SOUTH 88°13'28" EAST 43.01 FEET GRID DISTANCE (43.02 FEET GROUND DISTANCE) TO THE EXTENDED EAST LINE OF EAST PARIS AVENUE (42.99 FOOT WIDE GRID DISTANCE (43.00 FOOT WIDE GROUND DISTANCE) HALF RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°13'28" EAST 2277.32 FEET GRID DISTANCE (2277.61 FEET GROUND DISTANCE); THENCE SOUTH 02°09'02" WEST 397.27 FEET GRID DISTANCE (397.32 FEET GROUND DISTANCE); THENCE SOUTH 36°24'42" EAST 145.22 FEET GRID DISTANCE (145.24 FEET GROUND DISTANCE); THENCE SOUTH 50°14'31" WEST 615.50 FEET GRID DISTANCE (615.58 FEET GROUND DISTANCE); THENCE SOUTH 02°07'05" WEST 238.13 FEET GRID DISTANCE (238.16 FEET GROUND DISTANCE); THENCE SOUTH 68°35'22" EAST 237.63 FEET GRID DISTANCE (237.66 FEET GROUND DISTANCE); THENCE SOUTH 02°07'05" WEST 117.17 FEET GRID DISTANCE (117.18 FEET GROUND DISTANCE); THENCE NORTH 87°52'55" WEST 250.00 FEET GRID DISTANCE (250.03 FEET GROUND DISTANCE); THENCE SOUTH 16°12'48" WEST 168.66 FEET GRID DISTANCE (168.68 FEET GROUND DISTANCE); THENCE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4, NORTH 88°13'28" WEST 1511.62 FEET GRID DISTANCE (1511.81 FEET GROUND DISTANCE); THENCE NORTH 38°45'00" WEST 180.00 FEET GRID DISTANCE (180.02 FEET GROUND DISTANCE); THENCE PARALLEL WITH AND 218.00 FEET GRID DISTANCE (218.03 FEET GROUND DISTANCE) (PERPENDICULAR MEASURE) EAST OF THE WEST LINE OF SAID NORTHWEST 1/4, NORTH 00°32'21" EAST 846.08 FEET GRID DISTANCE (846.18 FEET GROUND DISTANCE); THENCE NORTH 88°54'15" WEST 175.01 FEET GRID DISTANCE (175.03 FEET GROUND DISTANCE) TO THE EAST LINE OF EAST PARIS AVENUE; THENCE ALONG SAID EAST LINE, NORTH 00°32'21" EAST 536.00 FEET GRID DISTANCE (536.07 FEET GROUND DISTANCE) TO THE POINT OF BEGINNING. CONTAINS 68.85 ACRES (GROUND MEASURE). SUBJECT TO A VARIABLE WIDTH ROAD RIGHT OF WAY FOR 68TH STREET OVER THE NORTH PORTION THEREOF. SUBJECT TO OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

PARCEL LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S02°09'02"W	397.27'	L8	S16°12'48"W	200.00'
L2	S36°24'42"E	145.22'	L9	S39°14'46"E	350.02'
L3	S50°14'31"W	615.50'	L10	S89°00'07"E	43.00'
L4	S02°07'05"W	238.13'	L12	S00°32'21"W	536.00'
L5	S68°35'22"E	237.63'	L13	S88°54'15"E	175.01'
L6	S02°07'05"W	117.17'	L14	N00°32'21"E	223.41'
L7	N87°52'55"W	250.00'			

I HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF P.A. 132 OF 1970 AS AMENDED, THAT THE CORNERS WERE SET AS SHOWN, AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN ACCEPTABLE TOLERANCES.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. NO INVESTIGATION OR INDEPENDENT SEARCH WAS CONDUCTED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACT THAT AN ACCURATE AND CURRENT TITLE COMMITMENT OR POLICY MAY DISCLOSE.



Richard J. Powers

RICHARD J. POWERS
MICHIGAN PROFESSIONAL SURVEYOR #4001052456

JANUARY 20, 2026

FISHBECK
1515 ARBORETUM DRIVE SE
GRAND RAPIDS, MI 49546
616.575.3824 PHONE



Proposed Parcel Split

Gaines Township, Kent County

Part of the Northwest 1/4 of Section 12
Town 5 North, Range 11 West

PROJECT NO. 2501944	4 of 4
FIGURE NO.	
01/20/2026	

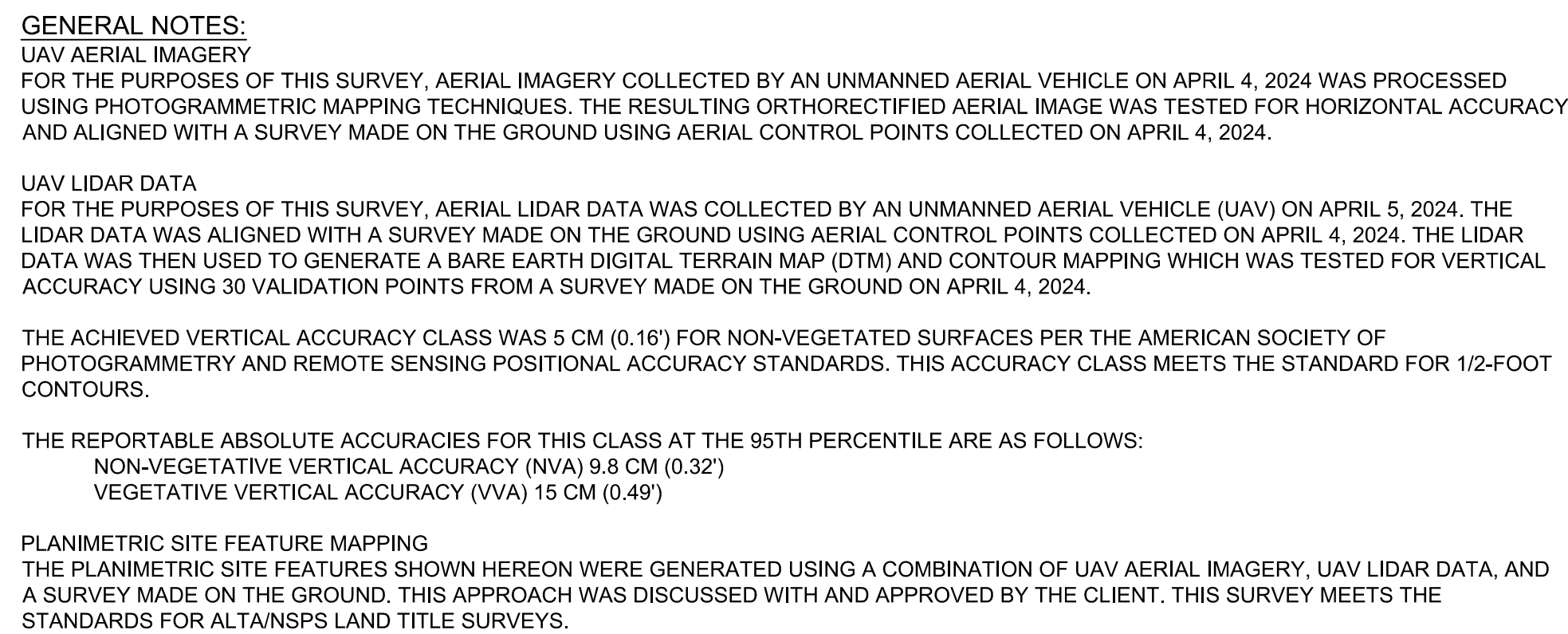
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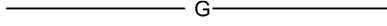
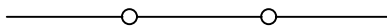
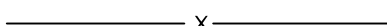
[illegible]ALTA/NSPS LAND TITLE SURVEY
RED MAP 1 F

CALEDONIA, KENT COUNTY, MICHIGAN

SHEET
2 of 24

36	OWNER: OLSON DANE M & CYNTHIA R PPN: 412211476012
37	OWNER: JOKERST JAMES R & LEARY-JOKERST DANA PPN: 412211476011
38	OWNER: FORTE DANA & CYNTHIA PPN: 412211476010
39	OWNER: DEERING JAMES R PPN: 412211476009
40	OWNER: VANDERHORST BRIAN L & PAMELA S PPN: 412211476008



	GAS LINE		YELLOW PLASTIC CAP
	CHAIN LINK FENCE		ORANGE PLASTIC CAP
	WIRE FENCE		RIGHT-OF-WAY
	WOOD FENCE		BOOK, PAGE
	MAJOR CONTOUR		RECORD DIMENSION
	MINOR CONTOUR		PUBLIC UTILITY EASEMENT
	EDGE OF WATER		
	TREE LINE		
	CROP LINE		
	EXISTING BUILDING HATCH		
	EXISTING CONCRETE HATCH		
	EXISTING ASPHALT HATCH		
	EXISTING GRAVEL		
	FOUND MONUMENT (TYPE AS NOTED)		
	SET 5/8\" data-bbox="115 615 135 635"/>		
	SECTION CORNER (TYPE AS NOTED)		

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Des Moines, IA 50309
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FAX 515.331.6518

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09/05/2024 4:51:32 PM

ALTA/NSPS LAND TITLE SURVEY
RED MAPLE

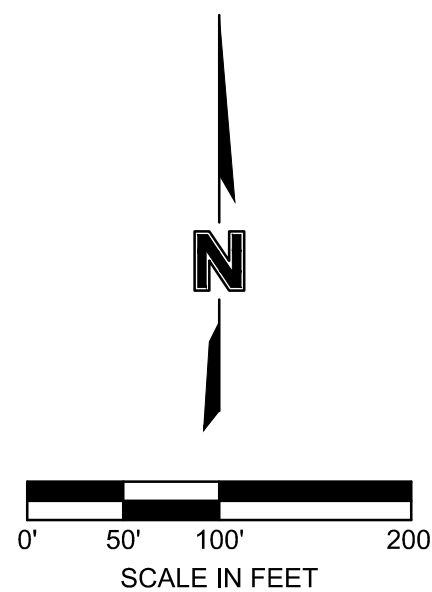
CALEDONIA, KENT COUNTY, MICHIGAN

drawn by: _____ EMS
checked by: _____ SAC
designed by: _____ SAC
QA/QC by: _____ SAC
project no.: _____ F23-05886
date: _____ 09.04.2024

SHEET
9 of 24

	BOUNDARY
	PROPERTY LINE
	SECTION LINE
	SETBACK LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	CURB AND GUTTER
	STORM SEWER
	SANITARY SEWER
	WATER MAIN FROM MAP
	OVERHEAD POWER
	UNDERGROUND POWER
	FIBER OPTIC
	TELEPHONE
	CABLE TELEVISION
	GAS LINE
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
	EDGE OF WATER
	TREE LINE
	CROP LINE
	EXISTING BUILDING HATCH
	EXISTING CONCRETE HATCH
	EXISTING ASPHALT HATCH
	EXISTING GRAVEL

YPC	YELLOW PLASTIC CAP
OPC	ORANGE PLASTIC CAP
R.O.W.	RIGHT-OF-WAY
BK, PG	BOOK, PAGE
(XX.XX')	RECORD DIMENSION
P.U.E.	PUBLIC UTILITY EASEMENT



SOUTH LINE OF
THE NE1/4SW1/4
SECTION 12-05-11

NORTH LINE OF
THE SE1/4SW1/4
SECTION 12-05-11

OIL AND GAS LEASE
BOOK 2462, PAGE 1
BLANKET OVER THE
E1/2SW1/4
ITEM 9

	SE1/4SW1/4 12-05-11
ACRES GROSS	35.22ACRES
ACRES R.O.W.	0.56 ACRES
ACRES NET	34.66 ACRES

EAST LINE OF
THE SE1/4SW1/4
SECTION 12-05-11

WEST LINE OF
THESW1/4SE1/4
SECTION 12-05-11

SEE SHEET 10

SEE SHEET 8

EAST LINE OF
THE SW1/4SW1/4
SECTION 12-05-11

WEST LINE OF
THE SE1/4SW1/4
SECTION 12-05-1

33' R.O.W.
KENT CO. RD. COMM
ITEM 27(C)

66' R.O.W.
T CO. RD. COMM.
ITEM 27(C)

— SOUTH LINE OF
THE SE1/4SW1/4
SECTION 12-05-11

BARBED-WIRE FENCE

OWNER: ZANDBERGEN TIMOTHY L &
ZANDBERGEN RAE LYNN
PPN: 412212300009

SOUTH 1/4 CORNER
SECTION 12-05-11
FOUND 2" COUNTY
MONUMENT

HIGHWAY EASEMENT TO KCR
DOCUMENT NO. 20180503-00349

OWNER: BOREK
KATELYN N &
BOREK KEITH S
PPN: 412213200017

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ALT/NSPS LAND TITLE SURVEY RED MAPLE

CALEDONIA, KENT COUNTY, MICHIGAN

SHEET
11 of 24

[illegible]

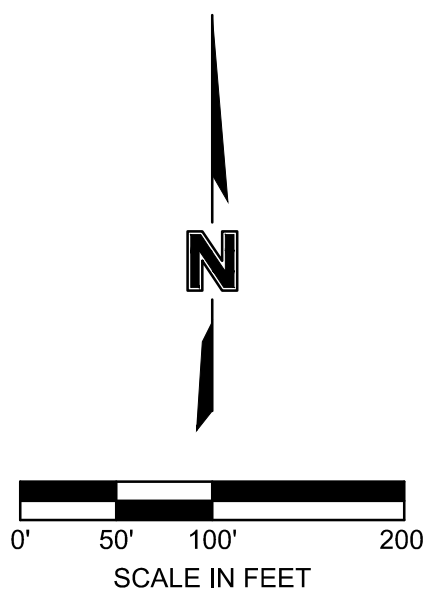
- WATER VALVE
FIRE HYDRANT
TELEPHONE VAULT
TELEPHONE PEDESTAL
FIBER OPTIC VAULT
FIBER OPTIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC BOX
LIGHT POLE
POWER POLE WITH GUY
POWER POLE
GUY WIRE
TRAFFIC MANHOLE
AIR CONDITIONING UNIT
AREA INLET
GRATE INLET
FLARED END SECTION
STORM MANHOLE
SANITARY MANHOLE
SIGN
MAILBOX
BOLLARD
DECIDUOUS TREE
CONIFEROUS TREE
FOUND MONUMENT
(TYPE AS NOTED)
SET 5/8" REBAR W/ YELLOW
PLASTIC CAP #4001071269

-
- SD
- SS
- W
- P/OH
- P/UG
- FO
- TEL
- CATV
- G
- X
- 845
- 846
- CPL

- BOUNDARY
PROPERTY LINE
SECTION LINE
SETBACK LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
CENTERLINE
CURB AND GUTTER
STORM SEWER
SANITARY SEWER
WATER MAIN FROM
OVERHEAD POWER
UNDERGROUND PO
FIBER OPTIC
TELEPHONE
CABLE TELEVISION
GAS LINE
CHAIN LINK FENCE
WIRE FENCE
WOOD FENCE
MAJOR CONTOUR
MINOR CONTOUR
EDGE OF WATER
TREE LINE
CROP LINE

- | | |
|---|-------------------------|
|  | EXISTING BUILDING HATCH |
|  | EXISTING CONCRETE HATCH |
|  | EXISTING ASPHALT HATCH |
|  | EXISTING GRAVEL |

- | | |
|----------|-------------------------|
| YPC | YELLOW PLASTIC CAP |
| OPC | ORANGE PLASTIC CAP |
| R.O.W. | RIGHT-OF-WAY |
| BK, PG | BOOK, PAGE |
| (XX.XX') | RECORD DIMENSION |
| P.U.E. | PUBLIC UTILITY EASEMENT |



SE1/4SE1/4
12-05-11

ACRES GROSS	38.88 ACRES
ACRES R.O.W.	1.98 ACRES
ACRES NET	36.90 ACRES

SEE DETAIL "E" ON SHEET 24

76TH STREET SE

HOUSE
OWNER: BEEBE BRUCE G JR
PPN: 412212400008

OWNER: PRATT STEPHANIE
PPN: 412213200015

33' R.O.W.
KENT CO. RD. COMM.
ITEM 27(C)

OWNER: C S VISIONS LLC
PPN: 412213200013

66' R.O.W.
KENT CO. RD. COMM.
ITEM 27(C)

66' R.O.W.
KENT CO. RD. COMM.
ITEM 27(C)

33' R.O.W.
KENT CO. RD. COMM.
ITEM 27(C)

DRAINAGE EASEMENT
BOOK 6847, PAGE 605
ITEM 13

HIGHWAY EASEMENT
BOOK 6847, PAGE 607
ITEM 14

DRAINAGE EASEMENT
BOOK 6879, PAGE 72

OWNER: PUNG MARK R
PPN: 412307300044

POINT OF BEGINNING
PARCEL 2
SOUTHEAST CORNER
SECTION 12-05-11
FOUND COUNTY
MONUMENT

SOUTHWEST CORNER
SECTION 7-05-10
FOUND COUNTY
MONUMENT

FIBER OPTIC LINE RUNNING ALONG
SOUTHERLY BOUNDARY LINE OF THE

OWNER: KLOTZ KENNETH R
JR & CATHY L
PPN: 412307300033

OWNER: STEKETEE JAMES
PPN: 412307300038

PATTERSON AVE SE

SE1/4SE1/4
12-05-11

SOUTH LINE OF
THE NE1/4SE1/4
SECTION 12-05-11

NORTH LINE OF
THE SE1/4SE1/4
SECTION 12-05-11

EAST LINE OF
THE SE1/4SE1/4
SECTION 12-05-11

WEST LINE OF
THE SE1/4SE1/4
SECTION 12-05-11

SEE SHEET 10

F:\2023\05501-06000\023-05886-F\40-Design\Survey\SRV\Xref\XALTA_F2305886.dwg
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2024

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ALTA/NSPS LAND TITLE SURVEY RED MAPLE

CALEDONIA, KENT COUNTY, MICHIGAN

drawn by: _____ EMS
checked by: _____ SAC
designed by: _____ SAC
QA/QC by: _____ SAC
project no.: _____ F23-05886
date: _____ 09.04.2024

SHEET
12 of 24

A vertical toolbar containing various icons for editing and navigation. From top to bottom, the icons are: a double-headed arrow, a magnifying glass, a TV icon, a TP icon, a FGW icon, a PC icon, a LCM icon, a person icon, a square icon, a gear icon, a half-circle icon, a rectangle icon, a left-pointing arrow, a circle with a dot, an AC icon, a globe icon, a grid icon, a triangle icon, a circle with a dot, a circle with a dot, a circle with a dot, a circle with a dot, a circle with a dot, a circle with a dot, a sun-like starburst icon, a solid black circle, and a circle with a horizontal line through it.

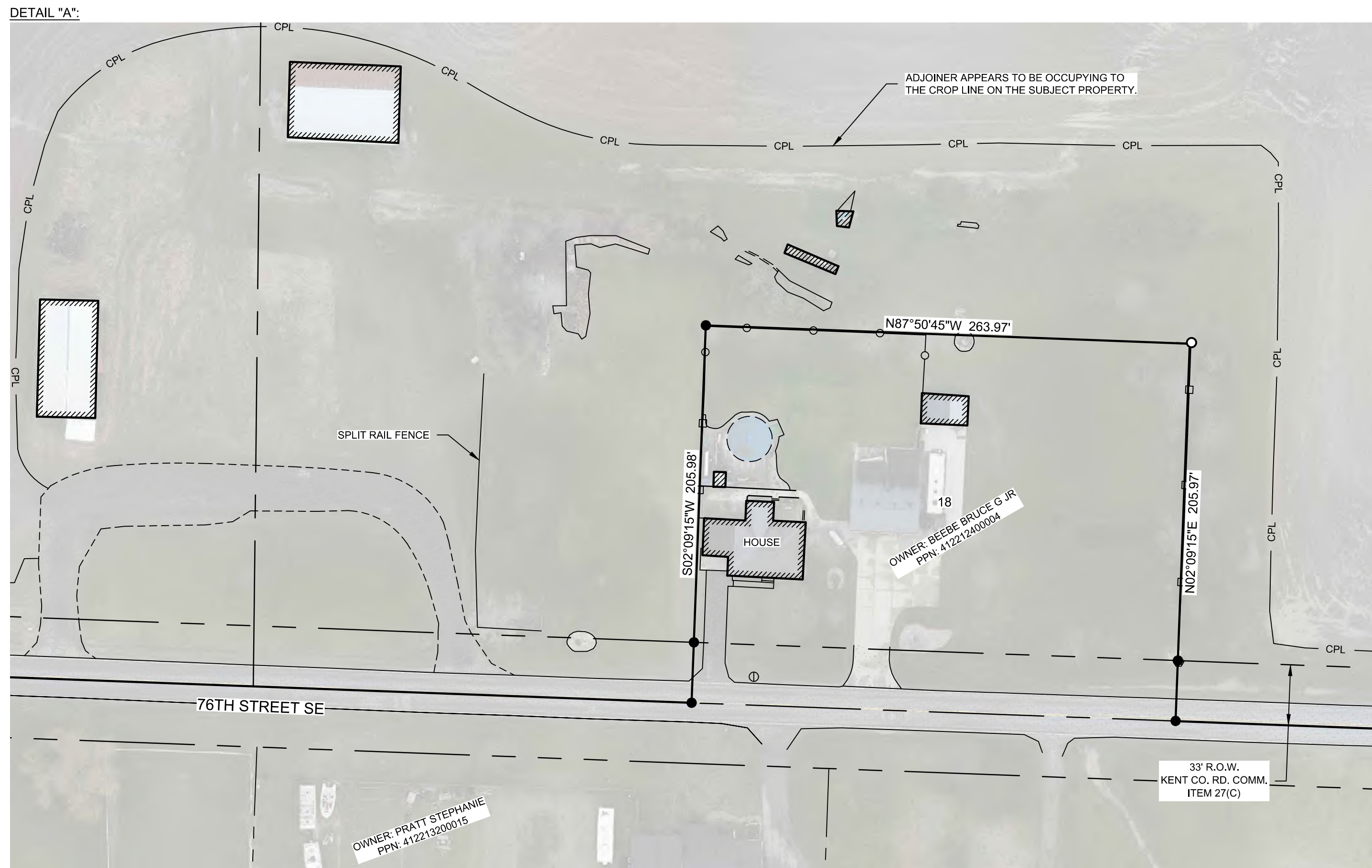
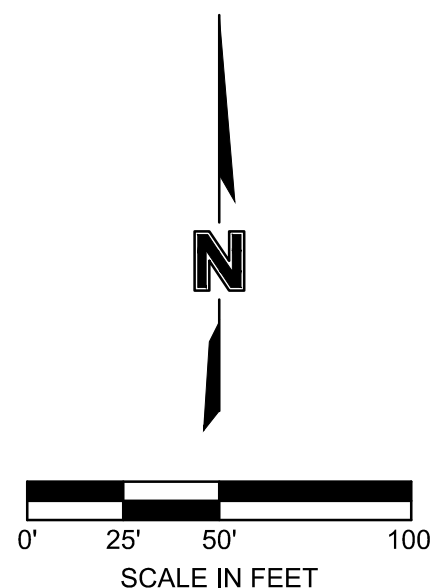
- WATER VALVE
FIRE HYDRANT
TELEPHONE VAULT
TELEPHONE PEDESTAL
FIBER OPTIC VAULT
FIBER OPTIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC BOX
LIGHT POLE
POWER POLE WITH GUY
POWER POLE
GUY WIRE
TRAFFIC MANHOLE
AIR CONDITIONING UNIT
AREA INLET
GRATE INLET
FLARED END SECTION
STORM MANHOLE
SANITARY MANHOLE
SIGN
MAILBOX
BOLLARD
DECIDUOUS TREE
CONIFEROUS TREE
FOUND MONUMENT
(TYPE AS NOTED)
SET 5/8" REBAR W/ YELLOW
PLASTIC CAP #4001071269

- SECTION CORNER
-
- (TYPE AS NOTED)

- | | |
|--|-------------------|
| | BOUNDARY |
| | PROPERTY LINE |
| | SECTION LINE |
| | SETBACK LINE |
| | EASEMENT LINE |
| | RIGHT-OF-WAY LINE |
| | CENTERLINE |
| | CURB AND GUTTER |
| | STORM SEWER |
| | SANITARY SEWER |
| | WATER MAIN FROM |
| | OVERHEAD POWER |
| | UNDERGROUND POWER |
| | FIBER OPTIC |
| | TELEPHONE |
| | CABLE TELEVISION |
| | GAS LINE |
| | CHAIN LINK FENCE |
| | WIRE FENCE |
| | WOOD FENCE |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | EDGE OF WATER |
| | TREE LINE |
| | CROP LINE |

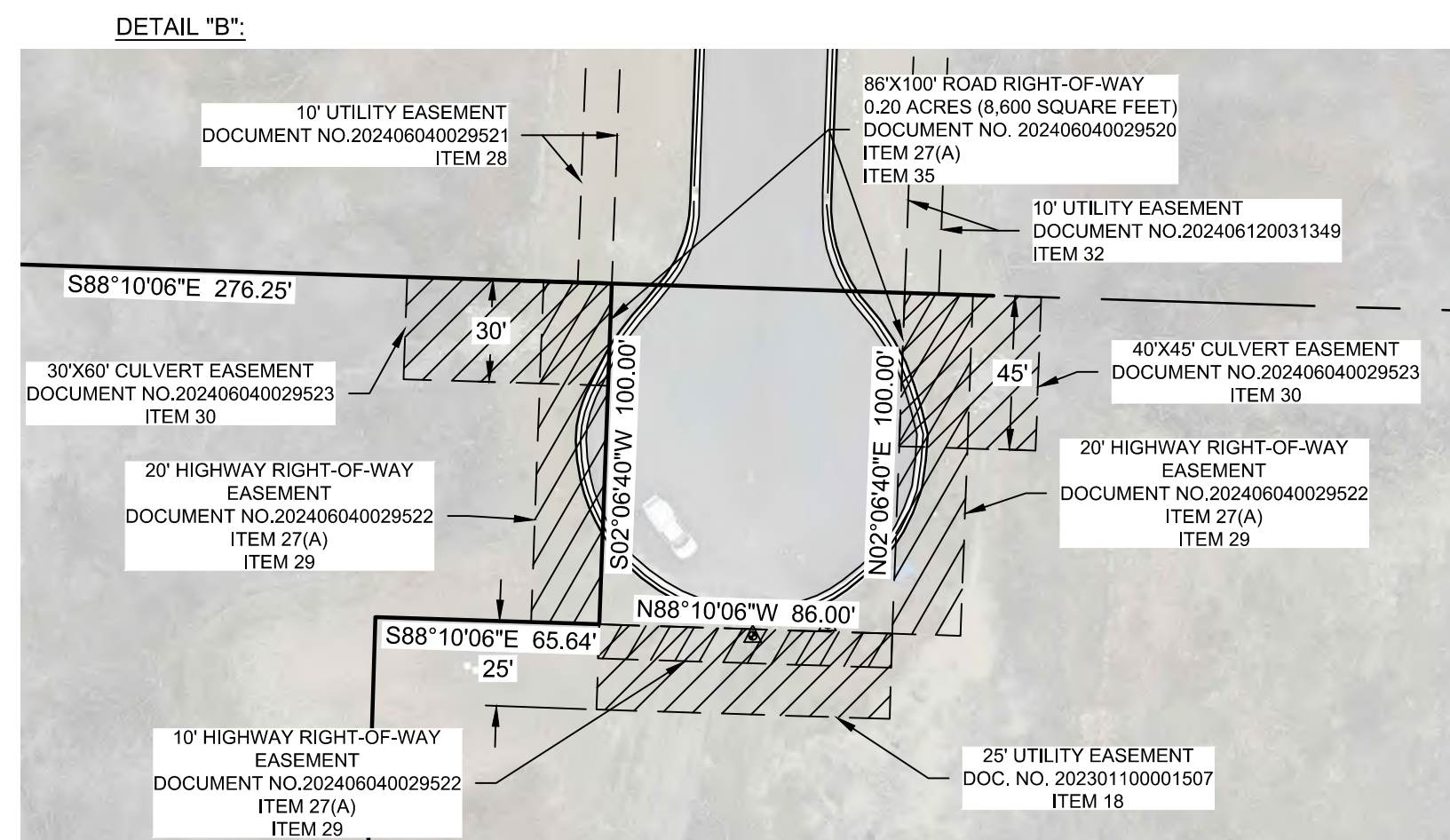
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| | EXISTING BUILDING HATCH |
| | EXISTING CONCRETE HATCH |
| | EXISTING ASPHALT HATCH |
| | EXISTING GRAVEL |

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|----------|-------------------------|
| YPC | YELLOW PLASTIC CAP |
| OPC | ORANGE PLASTIC CAP |
| R.O.W. | RIGHT-OF-WAY |
| BK, PG | BOOK, PAGE |
| (XX.XX") | RECORD DIMENSION |
| P.U.E. | PUBLIC UTILITY EASEMENT |



SURVEYOR NOTES:

1. 2 BARNS WITH GRAVEL ACCESS AND DRAINAGE CULVERTS.
2. SHED AND ELEVATED PLATFORM (ELEVATED HUNTING BLIND).
3. SHOOTING BERM.
4. HOUSE AND CONCRETE PATIO IS WITHIN 2 FEET OF WEST LINE OF ADJOINING TRACT.



SURVEYOR NOTES:

1. RAPIDS DRIVE SOUTHEAST CUL-DE-SAC CURRENTLY LOCATED ON SUBJECT PROPERTY WITH ONLY ONE (1) RECORD EASEMENT AS DESCRIBED IN ITEM 18 OF THE TITLE COMMITMENT. OTHER PROPOSED EASEMENTS AND NOTES ABOUT FEE TITLE DOCUMENTS WERE PROVIDED TO SURVEYOR. THESE WERE REVIEWED BY THE OFFICE OF SURVEY AND WERE NOT A PART OF THE SUBJECT PROPERTY TITLE COMMITMENT. AS SHOWN ON SHEETS 6, 12, 17, AND 23.

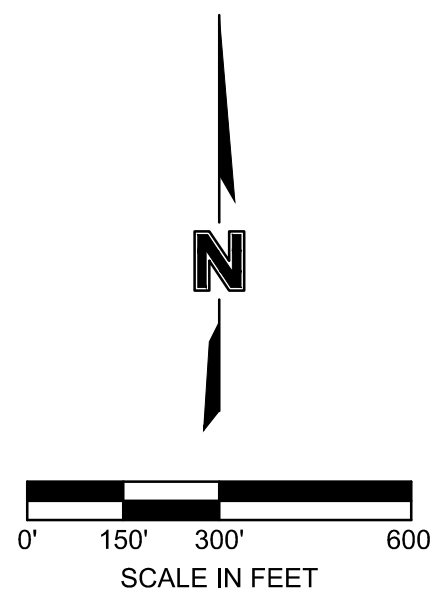
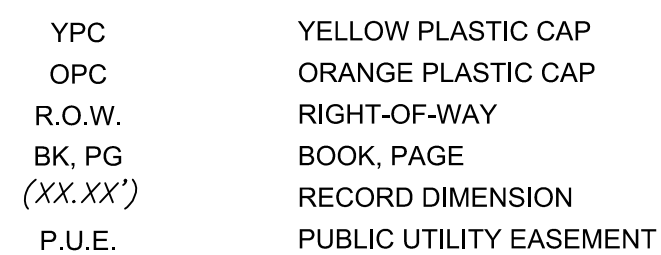
2. UTILITIES ASSOCIATED WITH SAID ROAD (STORM, SANITARY, AND WATER) ARE SHOWN ON SHEETS DESCRIBED ABOVE. NO OTHER UTILITIES WERE NOTED BY A ONE CALL LOCATE, MAPS OR OTHER MEANS, OR PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY FOR THE EXTENSION OF SAID RAPIDS DRIVE SOUTHWEST.

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CALEDONIA, KENT COUNTY, MICHIGAN

SHEET
13 of 24



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DATE: Sep 05, 2024 7:22am USER: scatron

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RED MAPLE

CALEDONIA, KENT COUNTY, MICHIGAN

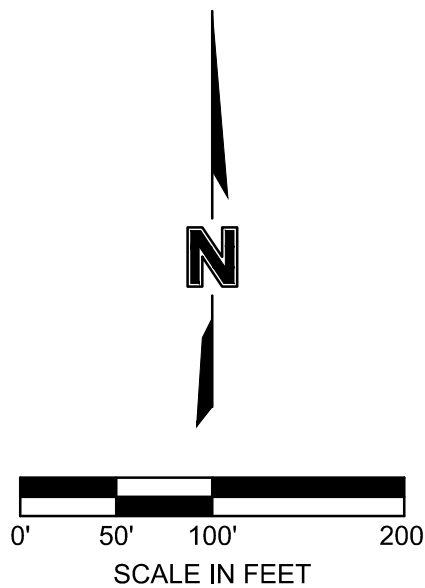
SHEET
20 of 24

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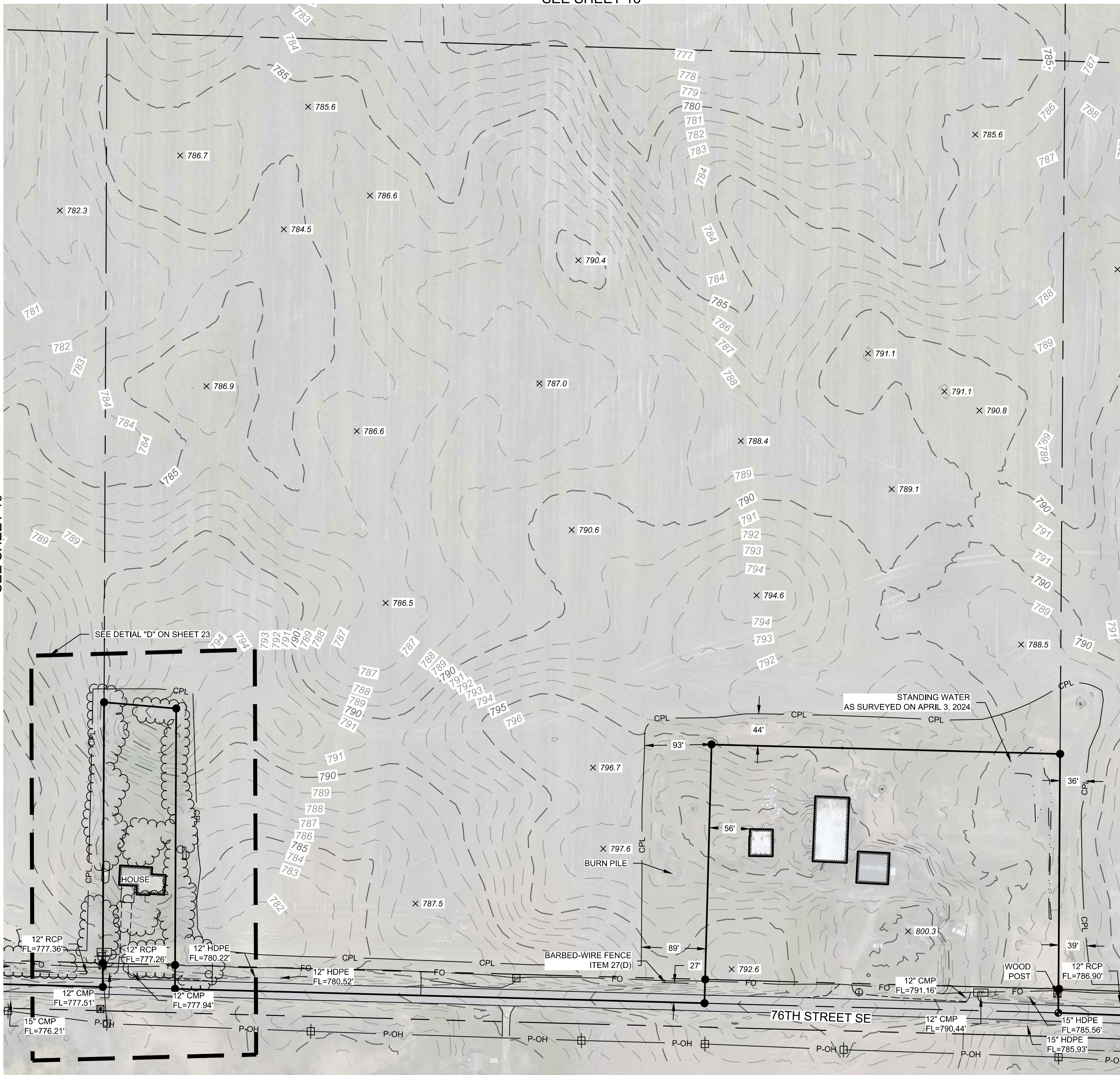
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| ---- | BOUNDARY |
| ---- | PROPERTY LINE |
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| ---- | EASEMENT LINE |
| ---- | RIGHT-OF-WAY LINE |
| ---- | CENTERLINE |
| ===== | CURB AND GUTTER |
| SD | STORM SEWER |
| SS | SANITARY SEWER |
| - W | WATER MAIN FROM |
| P-OH | OVERHEAD POWER |
| P-UG | UNDERGROUND POWER |
| FO | FIBER OPTIC |
| TEL | TELEPHONE |
| CATV | CABLE TELEVISION |
| - G | GAS LINE |
| ○ | CHAIN LINK FENCE |
| - X | WIRE FENCE |
| □ | WOOD FENCE |
| 845 | MAJOR CONTOUR |
| 846 | MINOR CONTOUR |
| ---- | EDGE OF WATER |
| ~~~~~ | TREE LINE |
| —CPL— | CROP LINE |

- | | |
|---|-------------------------|
|  | EXISTING BUILDING HATCH |
|  | EXISTING CONCRETE HATCH |
|  | EXISTING ASPHALT HATCH |
|  | EXISTING GRAVEL |

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|----------|-------------------------|
| YPC | YELLOW PLASTIC CAP |
| OPC | ORANGE PLASTIC CAP |
| R.O.W. | RIGHT-OF-WAY |
| BK, PG | BOOK, PAGE |
| (XX.XX') | RECORD DIMENSION |
| P.U.E. | PUBLIC UTILITY EASEMENT |



SEE SHEET 19



SEE SHEET 21

- 1i. FLAGPOLE ON EAST SIDE OF ADJOINING TRACT. DETAIL ON SHEET 23.
- 1ii. RAISED GARDEN BED ON EAST SIDE OF ADJOINING TRACT. DETAIL ON SHEET 23.
- 1iii. ADJOINER APPEARS TO BE OCCUPYING TO THE SUBJECT PROPERTY CROPLINE
- 1iv. POWER POLE CROSSES BOUNDARY AT SOUTHWEST CORNER. DETAIL ON SHEET 23

2i. ADJOINER APPEARS TO BE OCCUPYING TO THE SUBJECT PROPERTY CROPLINE

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ALTA/NSPS LAND TITLE SURVEY RED MAPLE	
CALEDONIA, KENT COUNTY, MICHIGAN	2024

drawn by: EMS
checked by: SAC
designed by: SAC
QA/QC by: SAC
project no.: F23-05886
date: 09.04.2024

SHEET
24 of 24

- WATER VALVE
FIRE HYDRANT
TELEPHONE VAULT
TELEPHONE PEDESTAL
FIBER OPTIC VAULT
FIBER OPTIC PEDESTAL
ELECTRIC METER
ELECTRIC TRANSFORMER
ELECTRIC BOX
LIGHT POLE
POWER POLE WITH GUY
POWER POLE
GUY WIRE
TRAFFIC MANHOLE
AIR CONDITIONING UNIT
AREA INLET
GRATE INLET
FLARED END SECTION
STORM MANHOLE
SANITARY MANHOLE
SIGN
MAILBOX
BOLLARD
DECIDUOUS TREE
CONIFEROUS TREE
FOUND MONUMENT
(TYPE AS NOTED)

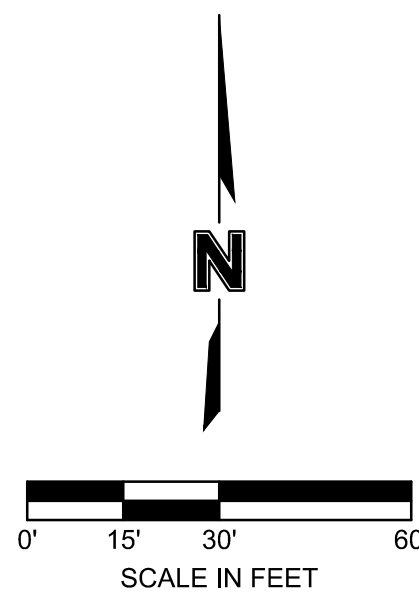
- SET 5/8" REBAR W/ YELLOW
PLASTIC CAP #4001071269
- SECTION CORNER
(TYPE AS NOTED)

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- | | |
|---|-------------------------|
|  | EXISTING BUILDING HATCH |
|  | EXISTING CONCRETE HATCH |
|  | EXISTING ASPHALT HATCH |
|  | EXISTING GRAVEL |

- YPC
OPC
R.O.W.
BK, PG
(XX.XX')
P.U.E.

- YELLOW PLASTIC CAP
ORANGE PLASTIC CAP
RIGHT-OF-WAY
BOOK, PAGE
RECORD DIMENSION
PUBLIC UTILITY EASEMENT



Legal Descriptions for Rezoned Parcels

Parcel No. 41-22-12-100-031 (Microsoft)

Land in the Township of Gaines, Kent County, MI, described as follows:

Part of the Northeast 1/4 of Section 12, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section 12; thence along the North line of said Section, South 88 degrees 13 minutes 28 seconds East 2320.33 feet; thence South 02 degrees 09 minutes 02 seconds West 397.27 feet; thence South 36 degrees 24 minutes 42 seconds East 145.22 feet; thence South 50 degrees 14 minutes 31 seconds West 615.50 feet; thence South 02 degrees 07 minutes 05 seconds West 238.13 feet; thence South 68 degrees 35 minutes 22 seconds East 237.63 feet; thence South 02 degrees 07 minutes 05 seconds West 573.83 feet; thence South 87 degrees 52 minutes 55 seconds East 531.17 feet to the North-South 1/4 line of said Section; thence continuing South 87 degrees 52 minutes 55 seconds East 301.42 feet to the extended West line of Rapids Drive (86 feet wide); thence along said West line, North 02 degrees 06 minutes 59 seconds East 23.46 feet to the South line of Rapids Drive; thence along said South line, South 87 degrees 53 minutes 01 second East 86.00 feet to the East line of Rapids Drive; thence along said East line, South 02 degrees 06 minutes 59 seconds West 10.14 feet to a point on the North line of the South 857 feet of the Northeast 1/4 of said Section 12, said point being the point of beginning; thence along said North line, South 88 degrees 09 minutes 47 seconds East 1955.62 feet; thence South 00 degrees 25 minutes 08 seconds West 307.00 feet; thence South 88 degrees 09 minutes 47 seconds East 316.80 feet to the East line of said Section 12; thence along said East line, South 00 degrees 25 minutes 08 seconds West 275.00 feet; thence North 88 degrees 09 minutes 47 seconds West 316.80 feet; thence South 00 degrees 25 minutes 09 seconds West 275.00 feet to the East-West 1/4 line of said Section; thence along said East-West 1/4 line, North 88 degrees 09 minutes 47 seconds West 1981.01 feet; thence North 02 degrees 06 minutes 59 seconds East 856.75 feet to the point of beginning.

Parcel No. 41-22-12-100-036 (Steelcase)

Land in the Township of Gaines, Kent County, MI, described as follows:

Part of the Northwest 1/4 of Section 12, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: Commencing at the Northwest corner of said Section 12; thence along the North line of said Section, South 88°13'28" East 43.01 feet grid distance (43.02 feet ground distance) to the extended East line of East Paris Avenue (42.99 foot wide grid distance (43.00 foot wide ground distance) half right of way); thence along said extended East line and said East line, South 00°32'21" West 536.00 feet grid distance (536.07 feet ground distance) to the point of beginning; thence South 88°54'15" east 175.01 feet grid distance (175.03 feet ground distance); thence parallel with and 218.00 feet grid distance (218.03 feet ground distance) (perpendicular measure) East of the West line of said Northwest 1/4, South 00°32'21" west 846.08 feet grid distance (846.18 feet ground distance); thence South 38°45'00" East 180.00 feet grid distance (180.02 feet ground distance); thence South 88°13'28" East 1511.62 feet grid distance (1511.81 feet ground distance); thence South 16°12'48" West 31.34 feet grid distance (31.35 feet ground distance); thence South 39°14'46" East 350.02 feet grid distance (350.06 feet ground distance); thence South 02°07'00" West 848.32 feet grid distance (848.43 feet ground distance) to the South line of said Northwest 1/4; thence along said South line, North 88°10'09" West 2035.93 feet grid distance (2036.18 feet ground distance) to the West 1/4 corner of said section; thence along the West line of said Northwest 1/4, North 00°32'21" East 1897.89 feet grid distance (1898.13 feet ground distance) to the South line of East Paris Avenue; thence along said south line, south 89°00'07" east 43.00 feet grid distance (43.01 feet ground distance) to the East line of East Paris Avenue; thence along said East line, North 00°32'21" East 223.41 feet grid distance (223.44 feet ground distance) to the point of beginning.

Parcel No. 41-22-12-300-006 (Ouwinga)

Land in the Township of Gaines, Kent County, MI, described as follows:

Beginning at the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 12, Town 5 North, Range 11 West, thence East 100 feet along the South line of said Section; thence North 388 feet parallel with the West line of said East 1/2, Southwest 1/4; thence Westerly 100.31 feet to a point on the West line of said East 1/2, Southwest 1/4 which is 394 feet North of the place of beginning; thence South 394 feet to the place of beginning. Gaines Township, Kent County, Michigan.

Parcel No. 41-22-12-300-009 (Zandbergen)

Land in the Township of Gaines, Kent County, MI, described as follows:

Part of the East 1/2 of the Southwest 1/4 of Section 12, Township 5 North, Range 11 West, Gaines Township, Kent County, Michigan, described as: beginning at the South 1/4 corner of said section; thence North 89 degrees 19 minutes 16 seconds West 490.00 feet along the South line of said section; thence North 00 degrees 40 minutes 44 seconds East 358.23 feet; thence South 89 degrees 19 minutes 16 seconds East 482.79 feet to the East line of said Southwest 1/4; thence South along the East line of the Southwest 1/4 to the Place of Beginning.

Parcel No. 41-22-12-400-004 (Beebe)

Land in the Township of Gaines, Kent County, MI, described as follows:

That part of the Southeast 1/4 Southeast 1/4, Section 12, Town 5 North, Range 11 West, Gaines Township, Kent County, Michigan described as: Commencing at the Southeast corner of said Section; thence South 90 degrees 00 minutes West 816 feet along the South line of said Section to the place of beginning; thence continuing South 90 degrees 00 minutes West 264 feet; thence North 0 degrees 00 minutes East 206 feet; thence North 90 degrees 00 minutes East 264 feet; thence South 0 degrees 00 minutes West 206 feet to the place of beginning.

Addendum to Microsoft Rezoning Application

Project Description and Conceptual Plans

What is a datacenter?

Imagine a building packed with thousands of computer servers and data storage devices, all connected to the internet—that's a datacenter, working tirelessly to keep our lives connected and efficient.



Datacenters enable innovation and productivity in a modern, digital world

Datacenters are an investment in critical digital infrastructure needed by all kinds of businesses, like banks, small businesses, local startups, hospitals, schools, first responders, and governments.

Cloud services delivered by datacenters generate thousands of technology jobs to build and support digital platforms, products, and services.

Datacenters enable AI, which opens the doors to new ways of exploring data, conducting research, and developing solutions to solve challenging problems.





Datacenters are the infrastructure that delivers the Cloud

The cloud plays **a significant role in our everyday lives**, enabling remote work and learning, global collaboration, supporting discovery and innovation, and importantly, powering critical life and safety services.

Datacenters have become integral to our lives, from connecting with family and friends, to facilitating contactless payments and remote working, our modern lives are reliant on the functionality datacenters provide and demand is growing.

Organizations in Michigan rely on the Microsoft Cloud, including companies large and small, startups, governments, hospitals, banks, schools, and more.

Datacenters power our digital world



Streaming videos



Collaboration



Email



Online banking



File storage



Online shopping



Mobile apps



Who uses the Cloud

The Microsoft cloud serves over **1 billion** customers and over **20 million** companies worldwide.

Over **95% of Fortune 500** companies run Microsoft Azure.

Many of the Michigan's top companies and public sector agencies use the Microsoft Cloud to modernize and digitize their operations.

Non-profit and
IGO



Michigan
Humane



United Way
for Southeastern Michigan

Defense and
Intelligence



Retail and
Consumer Goods



Telecommunications
and Media



Professional
Business Services



Commercial
Other Industries

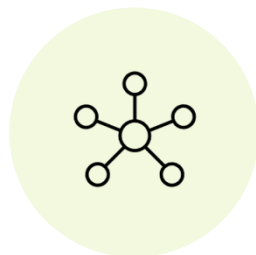


Source: <https://customers.microsoft.com/>

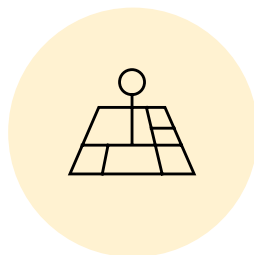
We select datacenter locations based on a variety of factors



Customer
demand



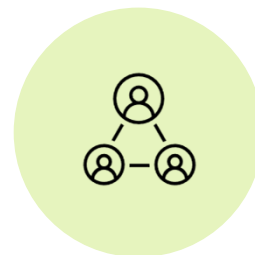
Network
access



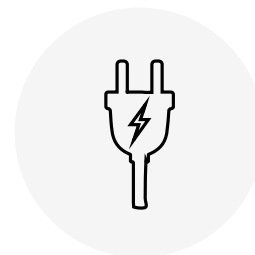
Suitable
land



Community



Qualified
personnel



Renewable
energy

Community-first commitments

Microsoft's 5-point plan to partner with local communities across the United States

1

We'll pay our way to ensure our datacenters don't increase your electricity prices.

- Pay utility rates that are high enough to cover our electricity costs
- Collaborate with utilities on plans to add the electricity we will need
- Innovate to make our datacenters more efficient
- Advocate for public policies needed for affordable, reliable, and sustainable power

2

We'll minimize our water use and replenish more of your water than we use.

- Reduce the amount of water our datacenters use
- Replenish more water than we use
- Provide greater local transparency
- Advocate for public policy that helps minimize water use

3

We'll create jobs for your residents.

- Invest in partnerships to train local construction workers
- Expand our Datacenter Academy program to train more individuals for ongoing operations roles
- Encourage local policymakers to support new job opportunities

4

We'll add to the tax base that funds first responders, schools, parks, and libraries.

- We won't ask municipalities to reduce their local property tax rates for datacenters
- We'll support policies to invest the added taxes we pay in the vital services the community cares about

5

We'll strengthen your community by investing in local AI training and non-profits.

- Partner with schools, community colleges, and universities to provide AI training
- Support adults with AI tools and skills through AI learning hubs in local libraries
- Support AI skills training for businesses
- Invest in local non-profits

Prioritizing sustainability in our datacenters

Energy

- We met our **2025 renewable energy goal** by purchasing enough renewable energy to match 100% of the electricity used across our datacenters, buildings, and campuses
- Growing **new** renewable energy generation capacity through Power Purchase Agreements (PPAs)
- Eliminating the use of diesel for backup power by 2030



Water

- Designing datacenters to cool with outside air when possible **minimizing water use**
- Collecting rainwater for use where feasible

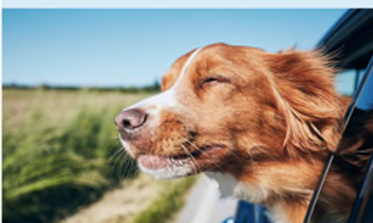
Waste

- Diverting **90 percent** of datacenter operational waste by 2030
- Building Circular Centers to **reuse servers and hardware**

Datacenter cooling

Datacenters are filled with thousands of powerful computers called servers, and when they run, they produce heat. To keep them working properly, the servers must stay at the right temperature, which requires cooling. At Microsoft, we cool our datacenters using as little water as possible. We use a mix of cooling approaches depending on where the datacenter is located. The most common types are described below as well as what is planned for our Michigan projects.

Outside air cooling



In cooler climates like Sweden, we use outdoor air to cool servers year-round. This kind of cooling is like rolling down your car windows.

Evaporative cooling



When temperatures stay below 85°F (29°C), we can cool our datacenters using outside air alone—no water needed.

In Wyoming, we only cool with water in our datacenter 37 days a year.

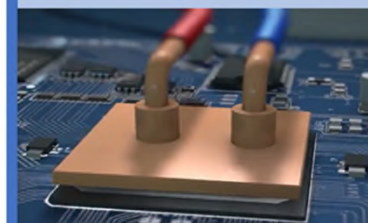
On these days, some of the water evaporates—**much like how sweat helps cool your body**—while the rest is returned to the local utility to be treated just like household wastewater

Air-cooled chillers



Air cooled chillers rely only on air, similar to air conditioning in your home or car, with zero water use.

Chip-level cooling



Our latest innovation circulates liquid directly to each chip in a closed loop—eliminating evaporation, supporting all three of the cooling methods, and meeting AI demands while saving water.

These are the cooling types anticipated for this project in Michigan

Smarter cooling, less water

AI-optimized cooling

In 2024, Microsoft launched a new datacenter design that uses zero water for cooling—saving over 125,000 cubic meters annually per site through chip-level cooling for AI workloads.

Liquid cooling innovation

Direct-to-chip liquid cooling circulates water in a closed loop, eliminating evaporation and reducing water use across our newest datacenters.

Efficiency gains

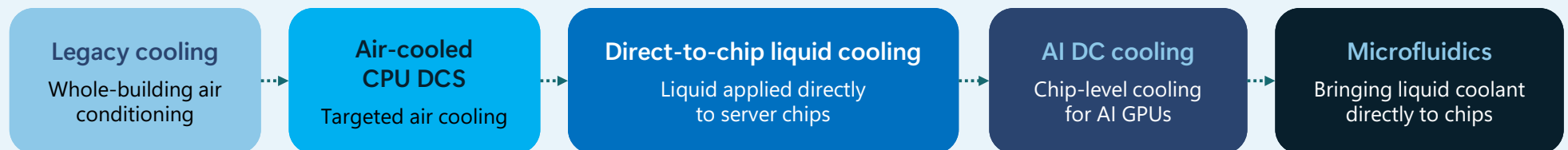
Since our baseline year of 2022, operational datacenters have achieved an 18% reduction in water intensity—progressing toward our 2030 target to reduce water use intensity by 40%.

Water reuse systems

Rainwater harvesting and recycled water systems are operational in datacenters across the Netherlands, Sweden, Ireland, Texas, Washington, California, and Singapore, with more planned globally.



Datacenter cooling evolution:



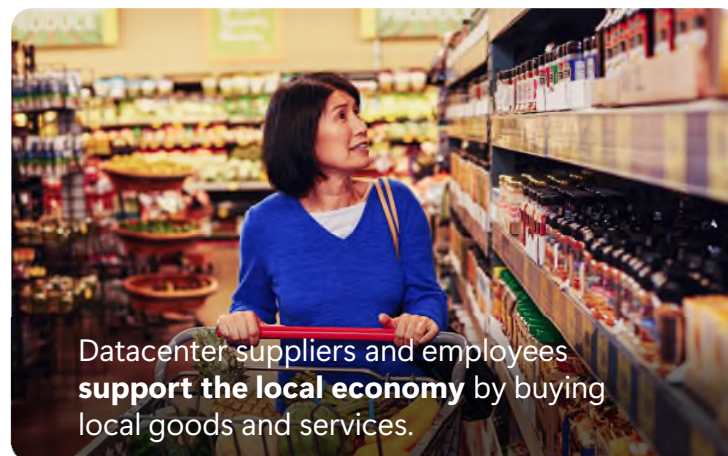
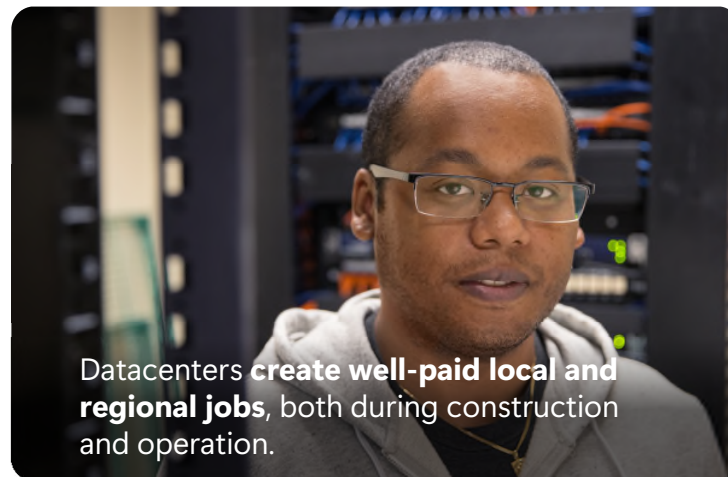


Creating jobs and supporting local businesses

Datacenter make a significant and long-term impact on the local and regional economy.

Datacenters create well-paid local and regional jobs, both during construction and operation.

Datacenter suppliers and employees support the local economy by buying local goods and services.





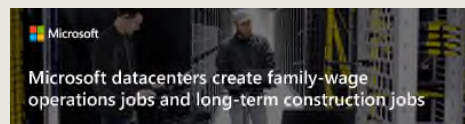
Datacenter jobs span two employment areas including construction and operations jobs

Datacenter construction and hiring is led by our partners

- Electricians
- Plumbers and pipefitters
- Carpenters
- Structural iron and steel workers
- Concrete
- Earth movers

Datacenter Operations

- Campus management
- People management
- Critical environment operations
- Learning and development
- IT Operations
- Mechanical engineers
- Electrical engineers
- Security contractors
- Building maintenance



Cloud services help us stay connected, informed, productive, and power critical needs like hospitals, banking, and emergency services. As customer demand grows for cloud services, Microsoft is expanding our datacenter footprint, driving the need for skilled workers.

Microsoft datacenters represent a capital-intensive investment and long-term commitment to the community, bringing hundreds of highly skilled full-time and contractor jobs to build and operate our datacenters.

We want to hire local community members to help us build and operate our datacenters.

In several locations, Microsoft offers digital skills training and support in collaboration with local education partners to prepare community members for work in the IT sector, including datacenter jobs.

Historically, datacenter construction has continued for multiple years as Microsoft grows to meet customer demand.

Review the full list of job types on the next page and learn more about Microsoft roles at careers.microsoft.com.

Visit local.microsoft.com to see profiles of datacenter employees.

Datacenter jobs span two employment areas including construction and operations

40+ types of jobs are required to build a datacenter

27+ types of jobs are required to operate a datacenter on an ongoing basis

On average, Microsoft datacenters provide **300-400** jobs annually depending on the size of campus and type of construction activity.



Scan to learn more

Or visit careers.microsoft.com

Build a Microsoft datacenter

Direct vendor field specialist jobs:

- Roofers
- Asphalt crews
- Fencing erectors, gates, and barriers
- Carpenters
- Structural steel workers
- Concrete laborers
- Reinforcement steel fixers
- Surveyors and setting crews
- General labor
- Lift and shift crews
- Ground logistics crews
- Soft landscape and gardeners
- Office administration
- Security Guards
- Catering staff
- Cleaning staff
- Security system installers
- Electricians
- Plumbers and pipefitters
- Fiber crews
- Fit out specialist – ceilings, internal walls, and doors
- Audio visual installers
- Fire stopping specialist
- Painters and finishing crews
- Specialist jobs

Self or directly contracted field specialist jobs:

IT Equipment Suppliers Equipment installers
s
gineers
ers

Operate a Microsoft datacenter

Security

- Security Responder
- Security Operations Center Supervisor
- Administrative Officer
- Site Security Manager

Critical Environment team

- CE Program Managers
- CE Field Service Engineers
- Mechanical Engineer
- Electrical Engineer
- Shift Technician
- Shift Lead
- Technical Supervisor Electrical/Mechanical

IT team

- DC Project Manager
- Senior Support Technician
- DC Technician
- Senior DC Technician
- Shift IT Technician
- Senior Shift IT Technician

Inventory & Asset Management

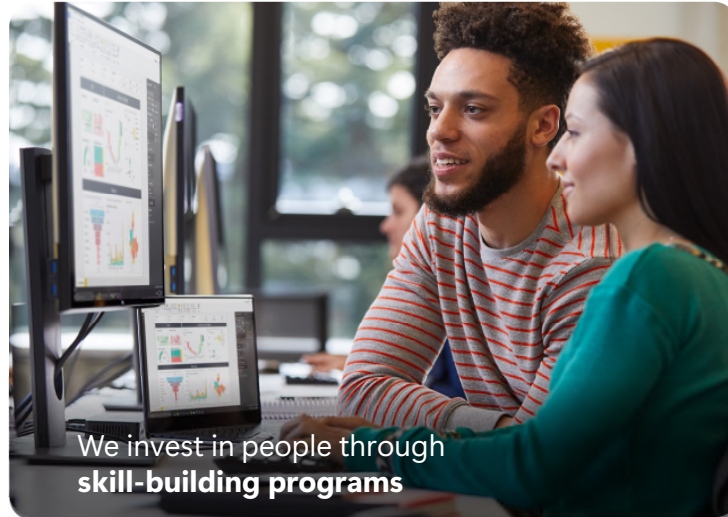
- DC Inventory & Asset Technician
- DC Inventory & Asset Senior Technician
- DC Inventory & Asset Lead

Datacenter-jobs-fact-sheet.pdf →



Investing in community programs and collaborations

Microsoft strives to be a good neighbor and to create a positive impact in the communities that are home to our datacenters.



Staying connected through community engagement



Our Michigan Community page keeps the local community **informed and involved** throughout the process, from design to completion of the datacenter facilities.

Visit: <https://local.microsoft.com/michigan>

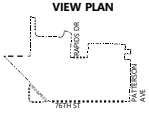


We have had a dedicated **Community Affairs Manager for Michigan**. They partner with the community and listen to concerns to understand the local perspective.

Conceptual Plan
(Not for Site Planning)



A CONCEPTUAL PLAN



**Conceptual Plan
(Not For Site Planning)**



B AERIAL VIEW LOOKING NORTH

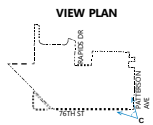


GAINES CHARTER
TOWNSHIP





C EYE LEVEL VIEW LOOKING NORTHWEST
FROM PATTERSON AVE & 76TH ST (DAYTIME)



GAINES CHARTER
TOWNSHIP



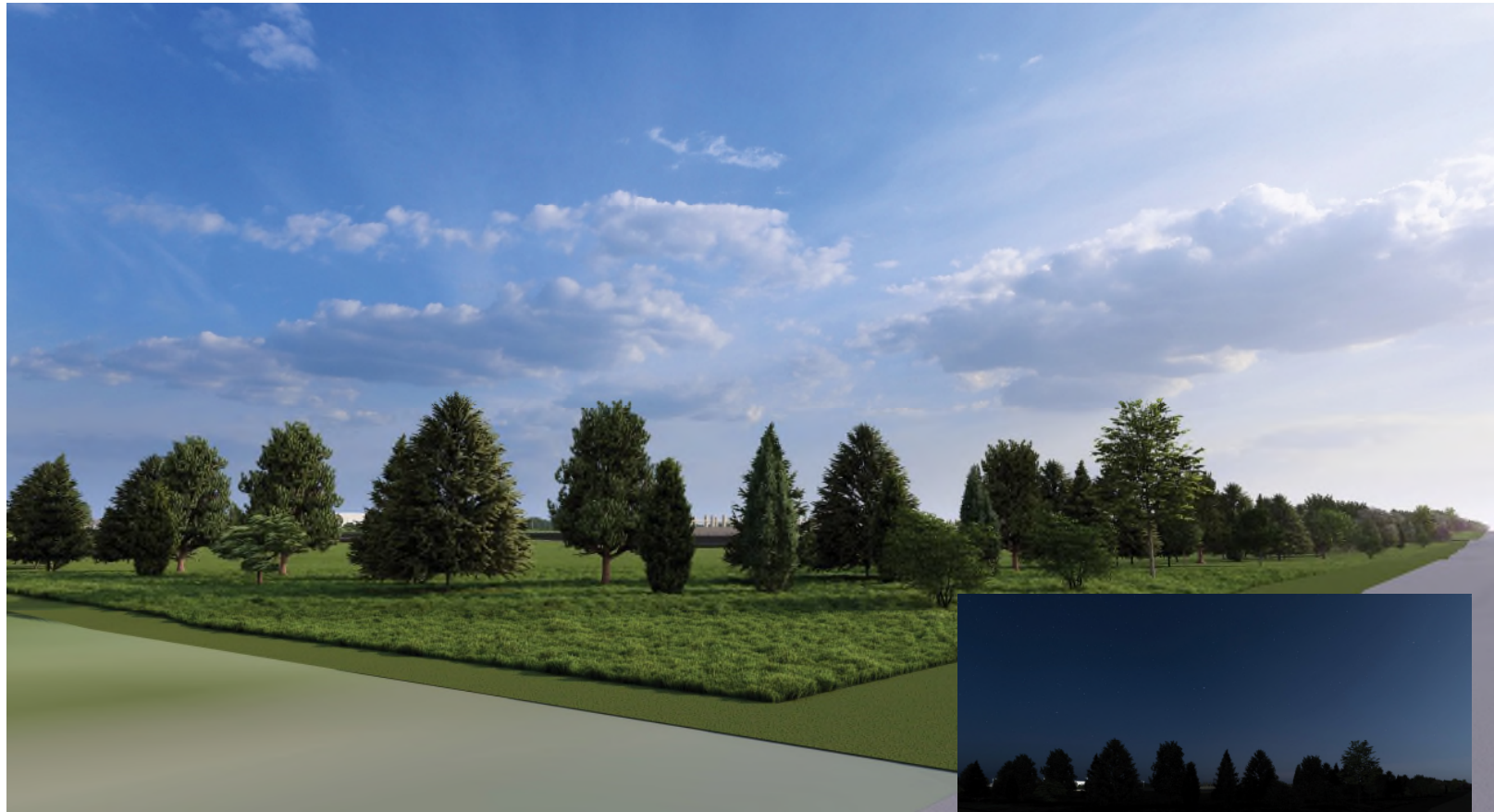


D EYE LEVEL VIEW LOOKING AT THE ENTRY
FROM RAPIDS DR (DAYTIME)



GAINES CHARTER
TOWNSHIP





E EYE LEVEL VIEW LOOKING AT THE ENTRY
FROM RAPIDS DR (DAYTIME)



GAINES CHARTER
TOWNSHIP





Datacenter Questions & Answers - Michigan

Jan. 2026

Understanding datacenters

What is a datacenter and why do we need them?

Datacenters provide the physical infrastructure for the technology we depend on at work and in our personal lives.

Whenever you open an app on your phone, join a virtual classroom or meeting, snap and save photos, or play a game with your friends online, you are using a datacenter.

Local businesses, government, first responders, and schools rely on datacenters every day to deliver goods and services to you.

What impact do datacenters have on the local economy?

According to research provided by the US Chamber of Commerce, local datacenter infrastructure supports and stimulates the development of datacenter and construction jobs, improves local infrastructure via tax revenue, and bolsters other technology companies that support these projects. Similar benefits occur outside the US in global communities that host datacenters.

As an example, Microsoft has been part of the community in Mecklenburg County, Virginia for more than a decade. Microsoft's datacenters have provided high-paying jobs and tax revenue that supports local government services.

For fiscal year 2023, Microsoft datacenters' impact included average compensation 2.4x higher than others in the region and our operations accounted for 24 percent of local property tax revenue for the county. Microsoft also provides resources to help the local community through collaboration with nonprofit partners in Mecklenburg County, investing \$2.7 million between 2019 and 2023.

To learn more about our economic contributions, visit aka.ms/SVAEconImpact.

Our community-first commitment

Microsoft is committed to being a good neighbor in the communities where we build, own, and operate datacenters.

Specifically, when Microsoft joins a community, you can expect that:

1. We'll pay our way to ensure our datacenters don't increase your electricity prices.
2. We'll minimize our water use and replenish more of your water than we use.
3. We'll create jobs for your residents.
4. We'll add to the tax base that funds first responders, schools, parks, and libraries.
5. We'll strengthen your community by investing locally in technology training and nonprofits.

While we're still in the early stages of the development process for the datacenter in your community, we look forward to listening, learning, and building a positive relationship.

We are committed to being a good neighbor where we build and operate.

For more information about Microsoft datacenters, visit aka.ms/Michigan.

For questions, contact us at MichiganDC@microsoft.com and 248-200-5145.

Datacenters and sustainability

What are Microsoft's commitments to sustainability?

- We are committed to being carbon negative by 2030 and by 2050 to remove from the atmosphere an equivalent amount of all the carbon dioxide our company has emitted either directly or by our electricity consumption since we were founded in 1975.
- By 2030, we will also replenish more water than we consume across our global operations, with a focus on water-stressed regions where we work.
- We will achieve 90% diversion of operational waste at owned datacenters and campuses, and 75% diversion for all construction and demolition projects, by 2030.
- Across our entire owned fleet of datacenters, we are committed to a 40 percent improvement in datacenter water-use intensity by 2030.
- Learn more in our 2025 Environmental Sustainability Report - aka.ms/sustainabilityreport

How much water is required to cool datacenters?

We design our datacenters to use as little water as possible. In many locations, datacenters can cool their systems using outside air for most of the year.

We're constantly advancing datacenter designs for efficiency. Advanced design can massively reduce water consumption and help mitigate environmental impact. As technology and design of datacenters advances, we are exploring new cooling technologies, like closed loop cooling, to reduce water consumption.

In January 2026, Microsoft announced that across our entire owned fleet of datacenters, we are committed as a company to a 40 percent improvement in datacenter water-use intensity by 2030.

The datacenter cooling method is determined during the design phase and incorporates factors like climate, water availability, and what type of datacenter is needed.

When we do use water for cooling, we work with local utilities to make sure that our water usage doesn't strain the community supply. That might mean investing in necessary infrastructure to

support datacenter cooling, such as water pipes or pressure systems. Microsoft pays for these upgrades.

We take responsibility for sourcing any water we use so our datacenters don't reduce the community's water supply or raise utility bills.

Do you put additives/chemicals in the water, and how is water discharged from datacenter?

Datacenter cooling water is typically not treated with any chemicals or additives. When quality of the available water is not adequate for use in cooling systems, water treatment is pursued in the same way municipal drinking water is treated to remove excessive hardness or to prevent harmful bacterial growth.

Wastewater is typically discharged to the municipal sewer system in accordance with local environmental regulations.

In some datacenters, a propylene glycol (PG) solution is used within our closed-loop cooling systems. On rare occasions when PG must be removed, it is collected and hauled away for proper disposal in accordance with all applicable regulatory requirements.

Do datacenters use carbon-free energy?

We work to match every kilowatt hour we consume that comes from a fossil fuel source one for one with carbon-free energy we put back onto the regional grid.

Would the datacenter impact my energy rates?

Microsoft will pay our way to ensure our datacenters don't increase your electricity prices. We will do this by paying utility rates that are high enough to cover our electricity costs.

What happens if technology advances? Would the building be decommissioned?

We anticipate any datacenter in our portfolio to run for decades. We are actively lengthening the lifespans of our datacenters to reduce environmental and resource impacts.

We are committed to being a good neighbor where we build and operate.

For more information about Microsoft datacenters, visit aka.ms/Michigan.
For questions, contact us at MichiganDC@microsoft.com and 248-200-5145.

Communities & the environment

What do datacenter campuses look like?

We design our datacenters with the environment and communities in mind. Each site has a unique design but typically datacenter buildings resemble windowless warehouses. Most often, we build several datacenter buildings per datacenter campus location. Microsoft uses a standard design template with fencing around the perimeter for security and safety purposes. Vegetative screening and landscaping are key design elements.

We are currently in the planning phase and do not yet have site-specific details to share. We will keep the community informed as the project advances.

Do datacenters create noise?

Operational Microsoft datacenters typically have three sources for datacenter sound: Employee vehicles and occasional truck deliveries; emergency backup generators when they operate; and heating, ventilation, and air-conditioning equipment (HVAC).

Noise studies are performed during datacenter design and development phase to ensure compliance with the permissible noise levels as allowed by local law. The studies determine the levels of noise generated by the datacenter and noise abatement measures may be implemented to ensure compliance.

Noise mitigation measures can include building setbacks, use of quieter equipment, noise abatement treatments such as sound blankets, sound walls, and earth berms.

Why do datacenters have generators?

Datacenters use fossil fuel generators for back-up power during the rare emergency. To run these generators, Microsoft complies with local, state, and federal environmental regulations.

Backup power use is very infrequent. These generators are intended for emergencies, not for primary power. They run periodically for testing and maintenance purposes, for much less than 24 hours per year.

Do datacenter campuses create a lot of traffic?

Unlike distribution warehouses, datacenters do not have around the clock truck traffic coming and going but might receive occasional deliveries of

machinery, parts, office supplies, and other equipment.

With datacenters employing approximately 50 people per building, across a 24/7 period, the parking lot traffic is also minimal. Employees will arrive and depart the datacenter on staggered schedules, so there will not be traffic from large shift changes.

What kind of exterior lighting is used at datacenters?

Microsoft datacenters include perimeter fencing and 24-hour exterior lighting to protect our employees and operations. At our datacenter properties, artificial exterior lighting is strategically placed both around the buildings, and in places such as parking lots, roadways, sidewalks, and perimeter fencing.

Lighting placement and fixtures are designed to LEED dark sky standards, taking into consideration human safety, visual comfort and building aesthetics and identification, while being respectful of the surroundings.

How many people will work at the datacenter?

Microsoft datacenters represent a capital-intensive investment and long-term commitment to the community, bringing hundreds of highly skilled full-time and contractor jobs to build and operate our datacenters.

On average, Microsoft datacenters provide 300-400 jobs annually depending on the size of campus and type of construction activity.

Typically, when the first building is operational, we hire about 50 full-time employees and vendors. As we build out the subsequent buildings, additional staff is hired and generally we employ approximately 50 full time and vendors per building.

How does Microsoft invest in communities?

Microsoft strives to be a good neighbor and to create a positive impact in the communities that host our datacenters. We contribute towards upgrading local infrastructure and our tax revenue funds civic services.

We invest in local programs that benefit people of all ages. We partner with nonprofits on workforce development and tech skill-building programs, environmental restoration, and supporting local projects and community needs.

We are committed to being a good neighbor where we build and operate.

For more information about Microsoft datacenters, visit aka.ms/Michigan.

For questions, contact us at MichiganDC@microsoft.com and 248-200-5145.

Addendum to Microsoft Rezoning Application

Response to Rezoning Standards

MICROSOFT’S RESPONSE TO REZONING STANDARDS
FOR PARCELS -031 and -036

Under Zoning Ordinance § 36.60, the Township requires a “response” to its standards for rezoning property as part of any rezoning package. This statement fulfills that requirement for Parcel No. 41-22-12-100-031 and Parcel No. 41-22-12-100-036 (collectively, the “**Property**”), which Microsoft asks the Township to rezone to LI, Light Industrial and repeal the PUD-LSP designation.

As the planning commission knows, the zoning district only determines what uses may be authorized and what development standards will govern them. However, the conditions offered with this rezoning application would limit use of the property to a Microsoft datacenter and apply more stringent standards than required of other uses in an LI district, consistent with Microsoft’s Community-First commitments. Because other uses of the property would not be allowed, Microsoft’s analysis of the rezoning standards is limited to its use of the property for a datacenter.

BACKGROUND

The Property is currently vacant or has been put to an agricultural use. Its current use is inconsistent with the Gaines Charter Township Master Plan, which proposes a Heavy or Light Industrial use. But the Property currently has no base zoning classification for reasons explained below. It also will no longer be part of the Steelcase development, for which the prior PUD approval was given. Microsoft accordingly requests that the PUD zoning be repealed when the property is rezoned to LI.

The Property’s prior zoning classification was PUD-LSP, which supported light industrial use. Prior to the Township’s recent overhaul of its zoning ordinance in April 2025, industrial complexes were permitted in the PUD-LSP subject to a final development plan. Unlike other PUDs, however, there was no final development plan approved for this Property. And recently the zoning ordinance was amended to eliminate PUD-LSP as a base zoning classification.

A PUD classification is now an “overlay district.” Zoning Ord. § 14.30. The PUD zoning overlay merely modifies or waives the base zoning district requirements and development standards for properties receiving approval as a PUD and imposes some additional requirements. *See id.* §§ 14.30(F), 29.30. Properties zoned PUD under the new zoning scheme are “dual zoned.” *Id.* § 14.30. To determine what uses are authorized for a property zoned PUD under the new ordinance, one looks to the base zoning classification, not the PUD classification. The zoning map currently does not identify a base zoning classification for this Property. The Property does not comply with the new zoning scheme as a PUD because it is not dual-zoned and has no base zoning classification.

Because no final development plan was approved, there is no existing PUD ordinance that establishes a specific use for the Property. And all of the provisions that previously dictated what uses could be authorized in a final development plan under former PUD-LSP, along with the applicable development standards, have been eliminated from the ordinance. The Property is effectively unzoned.

The Property needs to be assigned a base zoning classification to fulfill the intent of the revised zoning ordinance and establish what uses are authorized on the Property. Granting this request will accomplish that.

At the same time, Microsoft requests that the PUD overlay designation be repealed. Because the Property is no longer owned by Steelcase, there are no plans to complete the PUD-LSP approval process for this Property. Microsoft also does not intend to pursue final approval of a planned unit development for its own project, since the PUD-LSP designation is no longer applicable and the datacenter project is a use permitted by right within the LI district.

Instead, the Property and LI Industrial parcels to the south will be used together to support a datacenter project, which is a use permitted by right within the OS, MB, LI, and HI districts. Microsoft requests that the Property be zoned LI to unify the zoning for all the parcels used for the datacenter project under a single zoning district, which will support a consolidation of the parcels under one zoning classification and a cohesive development.

ANALYSIS

Given the circumstances described above and the volunteered conditions that would apply to the Property upon rezoning or upon consolidation, merger or site planning with the Parcel -031, the following standards for rezoning under Zoning Ordinance § 31.40(A) support rezoning the Property.

1. *The request is consistent with the recommendations of the Township Master Plan and the Future Land Use Map.*

The Future Land Use Map proposes “Light Industrial” of Parcel -031 and “Heavy Industrial” use of Parcel -036. The Master Plan identifies light industrial uses under two categories, but the one that directly applies to these properties is “Industrial, Business, Warehousing and Transportation.” See Master Plan, p. 65. The Plan states that “[t]he most appropriate location for additional industrial land is in the area south of the existing Steelcase Wood Plant and Amazon facilities.” That is exactly where this Property is located.

2. *The rezoning of land will not negatively impact adjacent and nearby property.*

a. Permitted uses in the LI district are compatible with the nearby land uses. Permitted uses in light industrial generally must be conducted wholly within enclosed buildings unless a specific exception is made in the zoning ordinance. The offered conditions would only authorize use of the land for a Microsoft datacenter, where daily operations occur within an enclosed building. The surrounding properties are zoned for heavy or light industrial use or have a PUD for light industrial use, except for a set of residential lots to the east of Parcel 031. The majority of those are in Caledonia Township and separated from Parcel 031 by Patterson Avenue. Only two residential-zoned lots abut Parcel 031 on the east side of Patterson Avenue, and only one of those (7081 Patterson Avenue SE) is used for a private residence. Light industrial uses commonly abut residential uses in the Township and serve as a beneficial buffer between heavy industrial uses and residential uses. The Future Land Use Map proposes light industrial uses

adjacent to residential uses. All of those residential properties already abut light industrial uses or light industrial-zoned property or are themselves zoned for light industrial use. There is a setback assigned specifically for abutting residential properties. Zoning Ord. § 12.20.

b. There will be no adverse physical impact on surrounding properties. Existing applicable zoning standards, in addition to the offered conditions, ensure there would be no adverse physical impacts.

In the light industrial district, “[n]o permitted activity shall emit or produce odor, fumes, smoke, particulates, dust, glare, vibration, or heat that will adversely affect permitted uses on an adjacent property.” Zoning Ord. § 18.160. “No permitted activity shall emit noise that is readily discernable to the average person in any adjacent residential zoning district providing that air handling equipment in proper working condition shall be deemed to comply with this provision if located on a roof with intervening noise reduction baffles or if located on the side of a building facing away from the residential zone.” *Id.* § 18.160(C). “No permitted use shall discharge effluent of any kind onto or into the ground or in violation of sewage treatment regulations.” *Id.* § 18.160(D). And, “[n]o permitted use shall emit electromagnetic radiation, which would adversely affect the operation of equipment beyond the confines of the building, producing the effect.” *Id.* § 18.160(E).

In addition, Microsoft has offered conditions that limit noise, water use, air emissions, discharges, light, etc. With these restrictions, there will be no adverse impact on adjacent properties.

c. There will be no adverse impact on property values in the adjacent area. This is true for the reasons given above, and the zoning map amendment will not create a deterrent to the improvement or development of adjacent property in accordance with existing regulations. This Property was zoned for light industrial use under the PUD-LSP classification (until the recent zoning ordinance overhaul); the area is identified in the Future Land Use Plan for industrial development; and the surrounding uses and classifications are almost entirely industrial. Any impact on property values would have already occurred long ago and was likely positive.

d. The project will not deter the improvement or development of adjacent property in accordance with existing regulations. Development of the Property as LI will encourage the development of surrounding property in accordance with its LI zoning (if not already developed for that purpose) because it will permit the development of the larger LI-zoned parcel to the south as a datacenter.

3. *The site is adequately served by streets and public utilities, and the rezoning will not impact the delivery of public services.*

The Property is currently zoned for light industrial development as part of the Steelcase LSP-PUD. Patterson Avenue SE and 68th Street SE are major thoroughfares, capable of supporting the traffic that would accompany development of the Property. Adequate utility services are expected in the vicinity of the Property because the Property abuts an Amazon distribution center, Steelcase Wood Plant, and Great Lakes Coca-Cola, a beverage distributor, and is in the vicinity of a number of other industrial uses to the north. The daily need for sewer and

water for this Property would be no greater than for a typical light industrial use. Further, the datacenter project will remain subject to the Site Plan Standards of Approval set forth in Section 26.40 of the Zoning Ordinance and the requirements set forth in the Gaines Charter Township Water & Sewer Ordinance.

4. *There are no natural constraints to the development of land in accordance with the desired zoning district, and the zoning map amendment will not impact sensitive natural resources.*

There are no floodplains on the Property according to relevant FEMA flood maps, and there is no critical habitat on this agricultural Property according to the U.S. Fish & Wildlife Service inventory of final critical habitat features.

A small area in the southwestern portion of Parcel 031 remains forested. Within that area, a smaller portion of the land is present on the 1978 Michigan Resource Inventory Survey (MIRIS) as lowland hardwood, which may be forested wetlands. The presence of a lowland hardwood on the 1978 MIRIS is not conclusive of the existence of wetlands. It is also not an indication that the wetland is regulated. Information presently available does not illustrate that this area of lowland hardwoods is a wetland or, if it is, meets any of the jurisdictional requirements. The portion of the lowland hardwoods on the Property to be rezoned is less than one acre. Moreover, there is no data to suggest that the purported wetland is rare or imperiled or contains any protected species.

A small area in the southern portion of Parcel 036 is designated on the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”) wetlands inventory as containing hydric (wetland) soils. The presence of hydric soils, without more, is not an indication that wetlands exist on the parcel. The EGLE wetland inventory also indicates two small areas of freshwater emergent wetland and freshwater forested/shrub wetland on Parcel 036. Two small portions of Parcel 036 are noted as being present on the 1978 Michigan Resource Inventory Survey (MIRIS) as wetlands. It should be noted that the presence of a wetland, without more, is not an indication that the wetland is regulated. Information presently available does not illustrate that these two portions are jurisdictional wetlands.

In any event, development of this Property for light industrial use can be done without affecting the small area identified as potential wetlands by ensuring that no use will be maintained in that portion of the Property, and that no placement of fill or drainage of surface waters (if any exist) will occur in that portion of the Property. Any use in a regulated wetland on this parcel would occur only after permitting by EGLE, which will ensure through mitigation that there is no net loss to wetland resources in the state.

5. *The rezoning will not grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e., will rezoning result in spot zoning).*

Parcel 031 is surrounded on three sides, and Parcel 036 is surrounded on all sides, by light and heavy industrial uses or property zoned for industrial use. Uses allowed under the proposed rezoning would not be significantly different than the uses allowed under the pre-existing zoning before the Township’s recent zoning ordinance amendment and would be equally suited to the area for the reasons given above.

6. *The Property cannot be used in accordance with its present zoning classifications.*

The Property cannot currently be used in accordance with its present zoning classification for Microsoft's datacenter because, as explained above, the Property has no "base zoning classification" to govern its development standards and is no longer part of the Steelcase industrial complex after it is acquired. Under the current zoning ordinance, the base zoning classification provides the base standards for development and use of any property in the Township, even if it has a PUD designation. Under the former PUD-LSP zoning, the property must be part of the same industrial complex to receive final development approval.

MICROSOFT'S RESPONSE TO REZONING STANDARDS **FOR PARCELS -004, -006, and -009**

Under Zoning Ordinance § 36.60, the Township requires a “response” to its standards for rezoning property as part of any rezoning package. This statement fulfills that requirement for the conditionally rezoned parcels, identified as Parcel No. 41-22-12-400-004, Parcel No. 41-22-12-300-006, and Parcel No. 41-22-12-300-009 (collectively, the “**Property**”).

As the planning commission knows, the zoning district only determines what uses may be authorized and what development standards will govern them. However, the conditions offered would ultimately limit use of this property to a Microsoft datacenter and apply more stringent standards than required of other uses in an LI district, consistent with Microsoft’s Community-First commitments. Because other uses of the property would not be allowed, Microsoft’s analysis of the rezoning standards is limited to its use of this property for a datacenter.

BACKGROUND

Each Property is currently used for residential purposes. Its current use is inconsistent with the Gaines Charter Township Master Plan, which proposes a mixed Industry and Business use. Microsoft accordingly requests that the Property be zoned LI.

The Property and LI parcels to the north will be used together to support a datacenter project, which is a use permitted by right within the OS, MB, LI, and HI districts. Microsoft requests that the Property be zoned LI to unify the zoning for all the parcels used for the datacenter project under a single zoning district, which will support a consolidation of the parcels under one zoning classification and a cohesive development. The Master Plan proposes use of this Property as “Industry and Business,” demonstrating the Township already determined that use of the Property for this purpose will promote public health, safety, and general welfare.

ANALYSIS

Given the circumstances discussed above and the development agreement terms that would later apply to the Property after Microsoft acquires it, the following standards for rezoning under Zoning Ordinance § 31.40(A) support rezoning the Property.

1. *The request is consistent with the recommendations of the Township Master Plan and the Future Land Use Map.*

The Future Land Use Map proposes “Industry and Business” for the Property. The Master Plan identifies light industrial uses under two categories, but the one that directly applies is “Industry and Business.” See Master Plan, p. 65. The other category, “Industrial, Warehouse and Transportation,” is identified elsewhere on the Future Land Use Plan. The Plan states that “[t]he south half of Section 12 is an appropriate location for this designation, as further industrial development is likely, office buildings may desire to locate in the area, and limited commercial development related to servicing the needs of workers may be needed.” See Master Plan, p. 60. The Property is located in the south half of Section 12.

2. *The rezoning of land will not negatively impact adjacent and nearby property.*

a. Permitted uses in the LI district are compatible with the nearby land uses. Permitted uses in light industrial generally must be conducted wholly within enclosed buildings unless a specific exception is made in the zoning ordinance. The only notable exceptions apparent in the ordinance are:

- i. Recreation Facility, Outdoor
- ii. Agribusiness
- iii. Public Park or Preserve
- iv. Essential Public Services
- v. Self-Storage (of vehicles)
- vi. Construction and Landscape Supply, Outdoor
- vii. Vehicle and Equipment Sales and Rental, Major

The surrounding properties are zoned for light industrial or agricultural/rural residential use. The residential lots to the south are separated from the Property by 76th Street SE. Light industrial uses commonly abut residential uses in the Township and serve as a beneficial buffer between heavy industrial uses and residential uses. The Future Land Use Map proposes light industrial uses adjacent to residential uses. All those residential properties already abut light industrial uses or light industrial-zoned property or are themselves zoned for light industrial use. There is a setback assigned specifically for abutting residential properties. Zoning Ord. § 12.20.

b. There will be no adverse physical impact on surrounding properties. Existing applicable zoning standards ensure there would be no adverse physical impacts. In the light industrial district, “[n]o permitted activity shall emit or produce odor, fumes, smoke, particulates, dust, glare, vibration, or heat that will adversely affect permitted uses on an adjacent property.” *Id.* § 18.160. “No permitted activity shall emit noise that is readily discernable to the average person in any adjacent residential zoning district providing that air handling equipment in proper working condition shall be deemed to comply with this provision if located on a roof with intervening noise reduction baffles or if located on the side of a building facing away from the residential zone.” *Id.* § 18.160(C). “No permitted use shall discharge effluent of any kind onto or into the ground or in violation of sewage treatment regulations.” *Id.* § 18.160(D). And, “[n]o permitted use shall emit electromagnetic radiation, which would adversely affect the operation of equipment beyond the confines of the building, producing the effect.” *Id.* § 18.160(E). With these restrictions, there can be no adverse impact on adjacent properties. Adding these parcels to the LI district will not significantly change the character of the area or result in new physical impacts on surrounding properties.

c. There will be no adverse impact on property values in the adjacent area. This is true for the reasons given above, and the zoning map amendment will not create a deterrent to the improvement or development of adjacent property in accordance with existing regulations. This area has long been identified in the Future Land Use Plan for industrial development, and the surrounding uses and classifications are almost entirely industrial. The area directly south of 76th Street SE is zoned rural residential, but the area directly north of 76th Street SE is zoned entirely industrial (Parcel No. 41-22-12-400-008, owned by Microsoft), except for these three smaller residential lots subject to this application. Any impact on property values to the properties south

of 76th Street would have already occurred long ago and was likely positive. Whatever effects there were from the light industrial zoning will be improved because of the increased setbacks, stricter noise limits, restrictions on light spill, and other conditions proposed in the Conditional Rezoning Contract. Adding these small parcels to the LI district will have no adverse impact on property values in the adjacent area.

d. The project will not deter the improvement or development of adjacent property in accordance with existing regulations. Development of the Property as LI will encourage the development of surrounding property in accordance with its LI zoning (if not already developed for that purpose) because it will facilitate the development of the larger LI-zoned parcel to the north as a datacenter.

3. *The site is adequately served by streets and public utilities, and the rezoning will not impact the delivery of public services.*

Patterson Avenue SE and 76th Street SE are major thoroughfares, capable of supporting the traffic that would accompany development of the Property. Adequate utility services are expected because the Property is in the vicinity of several industrial uses to the north. The daily need for sewer and water for the Property under the rezoning conditions offered would be no greater than for a typical light industrial use. Further, the datacenter project will remain subject to the Site Plan Standards of Approval set forth in Section 26.40 of the Zoning Ordinance.

4. *There are no natural constraints to the development of land in accordance with the desired zoning district, and the zoning map amendment will not impact sensitive natural resources.*

There are no natural constraints to the development of land in accordance with the desired zoning district, and the zoning map amendment will not impact sensitive natural resources at any of the three parcels. There are no floodplains on any of the three parcels according to relevant FEMA flood maps. There is no critical habitat on any of the three parcels according to the U.S. Fish & Wildlife Service inventory of final critical habitat features. Moreover, according to the Michigan Department of Environment, Great Lakes, and Energy wetlands inventory, no portion of any of the three parcels contain wetlands or hydric soils. Development of this Property for light industrial use is consistent with the natural features on all three parcels.

5. *The rezoning will not grant a special privilege to an individual property owner when contrasted with other property owners in the area or the general public (i.e., will rezoning result in spot zoning).*

The Property is surrounded by industrial use to the north, east, and west, and by 76th Street SE to the south. Currently, the three smaller residential lots that make up the Property protrude awkwardly into the southern border of Parcel No. 41-22-12-400-008 owned by Microsoft. Rezoning the Property to LI will unify the zoning for all the parcels north of 76th street under conditions that are stricter than for other light industrial uses and makes compliance with those stricter conditions possible on the main parcel as well because it allows more efficient use of the main parcel.

6. *The Property cannot be used in accordance with its present zoning classifications.*

The Property cannot be used by Microsoft for a datacenter under the current classification of ARR, and that classification is inconsistent with the Future Land Use Plan, which contemplates further industrial and business development.

Members of the Gaines Charter Township Planning and Zoning Commission –

As both a member of this community and a representative of Consumers Energy, I want to begin by acknowledging the responsibility we all share in getting decisions like this right for the people who live and work here.

We understand that projects of this scale, particularly data centers, bring important and valid questions. Concerns about electric bills, system reliability, and the long-term strength of our grid are not only reasonable, they are exactly the right questions to ask. Protecting our customers is, and will remain, our highest priority.

Let me be clear on that commitment.

First, protecting customer bills.

Growth will not come at the expense of existing customers. Michigan has some of the strongest regulatory protections in the country. Under rules established by the Michigan Public Service Commission last November (U-21859), large energy users served by Consumers Energy are required to fully fund the cost to serve them including generation and infrastructure. Those costs are not shifted to households or small businesses. In fact, large customers can help lower costs over time. Because they pay their full share and use energy consistently, they help spread fixed costs - like poles, wires, and reliability upgrades across more usage. Our analysis shows projects like this will put downward pressure on rates for everyone else.

Second, protecting reliability.

Reliability is the foundation of everything we do. We do not connect new customers to the grid unless and until we are confident the system can support it without risk to existing customers. This includes rigorous engineering analysis, long-term planning, and proactive investment. When upgrades are required, they are made in advance and often strengthen the grid for surrounding communities.

Third, ensuring reliable power for Michigan now and in the future.

We plan years ahead to ensure Michigan has a reliable and resilient energy supply. Our long-term strategy balances affordability, reliability, and sustainability—ensuring power is available when it is needed, every hour of every day. Consumers Energy relies not only on the expertise of our own engineers but also works closely with regional partners to thoughtfully plan for growth and make sure there is enough power available for everyone. This careful coordination helps ensure new large customers are added in a way that keeps the electric system reliable and secure for all communities. When growth is managed responsibly, it strengthens the grid and benefits all customers.

At the same time, we believe growth and community priorities can, and should, move forward together. When development is done thoughtfully, it brings new jobs, investment, and long-term tax base while strengthening the communities people call home.

That is our commitment:

Growth that strengthens our communities, our grid, and protects our customers.

Respectfully submitted,



Lauren Snyder

Senior Vice President and Chief Customer and Growth Officer
Consumers Energy