

CLAYTON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
MARCH 24, 2026, 6:00 P.M.
CLAYTON TOWNSHIP HALL

Kevin DePottey
Corey Potter
Rick Caruso
Kathleen Norris

Jon Mieczkowski
George Sippert
Richard Derby

TED HENRY, ZONING ADMINISTRATOR, #810-691-5258

PLEDGE TO THE FLAG

ROLL CALL

APPROVE PROPOSED AGENDA

APPROVAL OF MINUTES: FEBRUARY 24, 2026 Pgs. 2-3

**COMMUNICATION:
BUILDING PERMIT PULLED FOR FOOD CASTLE**

REPORT OF OFFICERS AND ZONING ADMINISTRATOR:

PUBLIC COMMENT:

BOARD COMMENT:

NEW BUSINESS / DISCUSSIONS

- 1. CASE #REZONE 26-01 DENNIS LLOYD Pgs. 4-26**
- 2. STUDY ORDINANCES ON ATTORNEY FEES/LEGAL FEES**
- 3. MOVE MEETING DATE FOR JULY FROM JULY 28TH TO JULY 21ST**

OLD BUSINESS / DISCUSSIONS

ADDITIONAL ITEMS

**FUTURE ITEMS
MAY MEETING – DATA CENTER Pgs. 27-28**

ADDITIONAL COMMENTS

ADJOURNMENT

Clayton Township Planning Commission

PLANNING COMMISSION MINUTES

February 24th, 2026

Meeting opened by: Chairman DePottey Opened meeting at 6:00 p.m.

Roll Call

Members Present: Kevin DePottey, Rick Caruso, Kathy Norris, Richard Derby, Jon Miecakowski, George Sippert, Richard Derby

Members Absent: Corey Potter

Others Present: Ted Henry/building official, Zoning administrator

Approval of proposed agenda

Action taken: Motion by Jon Miecakowski and seconded by Richard Derby to approve the proposed agenda for Feb 24th, 2026.

Motion Carried

Approval of minutes Jan 27th, 2026 pgs 2-4

Action taken: Motion by Richard Derby and supported by George Sippert to approve the Jan 27th, 2026 minutes with corrections to the year throughout from 2025 to 2026.

Motion Carried

Communication: March 18th at 5p Dr. Wit at UofM Flint will have a symposium for twp and municipalities about information on Data centers. Hard copy invites will be going out.

Report of Officers and Zoning Administrator: ZONING ADMINISTRATOR

REPORT ON MORATORIUM: Board approved

Public Comment

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New Business/Discussions

- 1. DATA CENTER PGS 5-6:** Discussion on the difference between data center and hyper center. Discussed where there is infrastructure for a data center. The ups and downs of the centers. Where to put them if the Federal Government gets involved down the road. They are huge in Ohio and Indiana. The noise of them was brought up. Norris asked what the benefit would be for the township. Ted said they should be tax exempt like an energy company or a hospital. Planning committee decided to put the discussion on hold until after the next few informational meetings in March and April about them. No vote needed.

Old business/Discussion:

Additional Items:

Future Items: REZONING OF HOMEBOY BARBEQUE: They want to rezone to residential there are 2 parcels and want to rezone both. Existing septic needs to be cleaned up. Will go to zoning next month.

Additional Comments:

Adjournment:

Action taken: Motion by and George Sippert supported by Kathy Norris to adjourn the Planning Commission meeting @ 6:44 p.m.

Kevin DePottey, Chairperson

Kathy Norris, Secretary

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RECEIVED

FEB - 4 2026

CLAYTON CHARTER TOWNSHIP
REZONING
APPLICATION

BY _____

CASE # _____

PAID [#] 7201

FEB - 4 2026

CLAYTON CHARTER
TOWNSHIP

Dept #500.00
App. #500.00

FEE: \$1000.00

DATE: 1/6/25

PETITIONER NAME: Dennis Lloyd
ADDRESS: 2036 N. Seymour
CITY, STATE, ZIP: Flushing, MI 48433
PHONE: 810-659-9375

PROPERTY OWNER: Dennis Lloyd
ADDRESS: 2036 N. Seymour
CITY, STATE, ZIP: Flushing, MI 48433
PHONE: 810-659-9375

PROPERTY INFORMATION:

PARCEL TAX ID #: 04- ~~03-400-005~~ 03-400-004
PROPERTY LOCATION/ADDRESS: 9238 ~~3840~~ Beecher rd. Flushing, MI
DIMENSIONS OF PROPERTY: FRONTAGE 100 Approx DEPTH 155 Approx. ACREAGE .38
LEGAL DESCRIPTION (Include size/acreage of parcel): .38 ACRES 100' ROAD FRONTAGE
APPROX

E 100 FT OF W 225 FT OF S 200 FT OF SE 1/4 SEC 3 T7N R5E

EXISTING ZONING: Comm. EXISTING ADJACENT ZONING: N R S R E R W R

PROPOSED ZONING CHANGE Residential

ATTACHMENTS:

PROOF OF OWNERSHIP: Warranty Deed Copy of Recorded Land Contract Other _____
List

WRITTEN PROOF OF ALL DUE AND PAYABLE TAXES, SPECIAL ASSESSMENTS PAID TO DATE.

LOCATION MAP.

PLAN-10 COPIES (Drawn to a scale of 1" = 20' for sites five (5) acres or less or 1" = 100' for sites over five acres and shall show north point, all property dimensions and any existing structures, easements, areas of ingress/egress, and all natural features.


SIGNATURE OF APPLICANT


SIGNATURE OF PROPERTY OWNER

Tues, Feb 24, 2026

To: Clayton Township

From: Rev. Dr. Mary M. Lloyd

Re: Rezoning of recently purchased
properties 25-04-03-400-004 / ~~005~~
from Commercial to Residential

Along with my husband Dr.

Dennis M. Lloyd, I agree to

the changes noted above.

Respectfully,

Rev. Dr. Mary Lloyd

CHARTER TOWNSHIP OF CLAYTON

2011 South Morrish Road • Swartz Creek, Michigan 48473
Ph. (810) 635-4433 • Fax (810) 635-4526 • claytontownship.org

Ted Henry - Supervisor
Dennis Milem - Clerk
Shelley Thompson - Treasurer



Tom Spillane - Trustee
Ken Engel - Trustee
Kathy Norris - Trustee
Doug Sherman - Trustee

CHARTER TOWNSHIP OF CLAYTON NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Clayton Charter Township Planning Commission will hold a public hearing on the request to rezone for zoning change from Local Commercial to Residential Suburban FarmLC, Zoning.

MEETING DATE: MARCH 24, 2026 AT 6:00 P.M.

LOCATION: 2011 S. MORRISH RD., SWARTZ CREEK, MI 48473

PROPERTY LOCATION: 9238 BEECHER RD.

LEGAL DESCRIPTION: 04-03-400-0004

OWNER: DR. DENNIS LLOYD & REV DR. MARY LLOYD

PETITIONER: DENNIS LLOYD

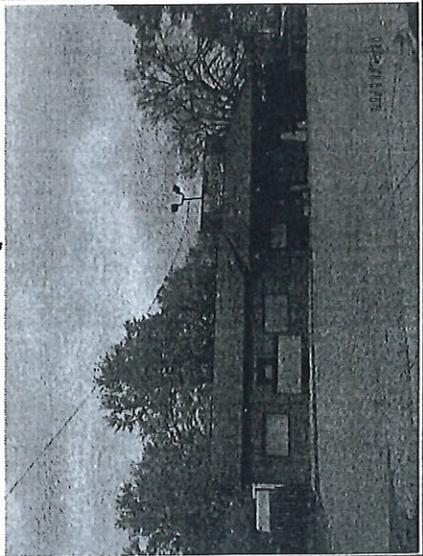
The Planning Commission invites your comments and questions. Written comments may be addressed to Clayton Township Planning Commission Chairman, 2011 S. Morrish Rd, Swartz Creek, MI 48473.

Ted Henry
Clayton Township Zoning Administrator
CASE# REZONE 26-01

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KIMBALL, LAWRENCE & MARIN	LLOYD, DR DENNIS & REV DR	60,000	06/06/2025	WD	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0
PETTEGREW, PAT & JOHN LEE	KIMBALL, LAWRENCE & MARIN	0	09/14/2022	QC	21-NOT USED/OTHER	20220915006152	PROPERTY TRANSFER	0.0
BEECHMOUR, INC	KIMBALL, LAWRENCE & MARIN	99,350	09/14/2022	WD	16-LC PAYOFF	20220915006152	PROPERTY TRANSFER	0.0
TUCKER, CORRY	PETTEGREW, PAT & LEE 3RD,	100,229	07/15/1998	LC	03-ARM'S LENGTH		DEED	100.0
Property Address	Class: COMMERCIAL-IMPROV Zoning: LC,IO Building Permit(s)							
9238 BEECHER RD	School: FLUSHING COMMUNITY SCHOOLS DEMO							
Owner's Name/Address	P.R.E. 0% MAP #:							
LLOYD, DR DENNIS & REV DR MARY	2026 Est TCV 48,957 TCV/TFA: 18.54							
2036 N SEYMOUR RD	Land Value Estimates for Land Table 701.701 COMMERCIAL							
FLUSHING MI 48433								
Tax Description	* Factors *							
E 100 FT OF W 285 FT OF S 200 FT OF SE	Description Frontage Depth Front Depth Rate %Adj. Reason Value							
1/4 SEC 3 T7N R5E	FF 100.00 200.00 1.0000 0.0000 0 100* 0							
Comments/Influences	COMMERCIAL 0.460 Acres 83,900 100 38,594							
	* denotes lines that do not contribute to the total acreage calculation.							
	100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 38,594							
	Land Improvement Cost Estimates							
	Description Rate Size % Good Cash Value							
	D/W/P: 4in Concrete 6.41 180 70 808							
	D/W/P: Asphalt Paving 2.86 3200 50 4,576							
	Total Estimated Land Improvements True Cash Value = 5,384							
	Work Description for Permit 25-123, Issued 05/20/2025: FIRE - APRIL - CHK STATUS							
	12/25							
	1/26 STILL THERE BUT NO VALUE							
Who	When	What	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TAG 10/16/2001 DATA ENTER	2026		19,300	5,200	24,500			24,500S
	2025		13,800	74,700	88,500			51,192C
	2024		13,800	74,200	88,000			49,653C
	2023		19,400	47,000	66,400			47,289C

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*** Information herein deemed reliable but not guaranteed***

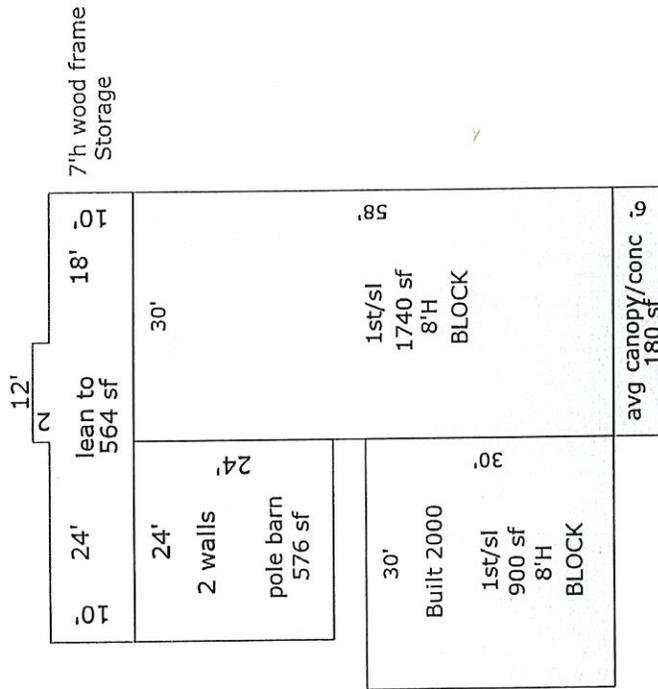
Building Type	Farm Utility Storage She	Farm Utility Storage She
Year Built	2011	
Class/Construction	D,Pole	D,Frame
Quality/Exterior	Low Cost	Low Cost
# of Walls, Perimeter	Lean-To, 96	Lean-To, 128
Height	10	7
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	24 x 24 = 576	54 x 10 = 540
Cost New	\$ 4,523	\$ 4,959
Phy./Func./Econ. %Good	72/100/100 72.0	70/100/100 70.0
Depreciated Cost	\$ 3,257	\$ 3,471
+ Unit-In-Place Items	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost		
Itemized ->		
Unit-In-Place ->		
Items ->		
E.C.F.	X 0.740	X 0.740
% Good	72	70
Est. True Cash Value	\$ 2,410	\$ 2,569
Comments:		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4979 / All Cards: 4979		

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*** Information herein deemed reliable but not guaranteed***

<p>Desc. of Bldg/Section: TAKEOUT Calculator Occupancy: Restaurants</p> <p>Class: C Floor Area: 2,640 Gross Bldg Area: 2,640 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght</p> <p>Depr. Table : 3% Effective Age : 23 Physical %Good: 50 Func. %Good Economic %Good: 100</p> <p>1978 Year Built 2000 Remodeled</p> <p>9 Overall Bldg Height</p> <p>Comments: 30*30 ADDITION 2000, SEED STORAGE FUNCN DEPR - TAKE OUT ONLY</p>	<p>Construction Cost</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> <p>** ** Calculator Cost Data ** **</p> <p>Quality: Low Cost Heat#1: Complete H.V.A.C. 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 2640 Ave. Perimeter: 266 Has Elevators: *** Basement Info ***</p> <p>Area: Perimeter: Type: Finished Basement Heat: NO Heating or Cooling</p> <p>* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)</p> <p>Area: Type: Low</p>	High	Above Ave.	Ave.	X	Low	<p>Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)</p> <p>* Sprinkler Info * Area: Type: Low</p>	<p>Class: C Quality: Low Cost Stories: 1 Story Height: 8 Overall Building Height: 9</p> <p>Base Rate for Upper Floors = 130.30</p> <p>(10) Heating system: Complete H.V.A.C. Cost/SqFt: 25.20 100% Adjusted Square Foot Cost for Upper Floors = 155.50</p> <p>Total Floor Area: 2,640 Base Cost New of Upper Floors = 410,520 Reproduction/Replacement Cost = 410,520 Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/0 /100/0.0 Total Depreciated Cost = 0</p> <p><<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 3: Stores & Commercial Cost # or Height Storys Item Description Col. Rate SqFt Adj. Cost</p> <p>(39) Miscellaneous Canopies & Marquees: Wood Frame 1 Up 33.50 180 1.000 1.000 6,030</p> <p>Total Cost of Lump-Sum Items = 6,030 Total Cost New = 6,030</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>	<p><<<<< Calculator Cost Computations Stories: 1 Story Height: 8 Overall Building Height: 9</p> <p>Base Rate for Upper Floors = 130.30</p> <p>(10) Heating system: Complete H.V.A.C. Cost/SqFt: 25.20 100% Adjusted Square Foot Cost for Upper Floors = 155.50</p> <p>Total Floor Area: 2,640 Base Cost New of Upper Floors = 410,520 Reproduction/Replacement Cost = 410,520 Eff.Age:23 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/0 /100/0.0 Total Depreciated Cost = 0</p> <p><<<<< Segregated Cost Computations Costs taken from Segregated Cost Section 3: Stores & Commercial Cost # or Height Storys Item Description Col. Rate SqFt Adj. Cost</p> <p>(39) Miscellaneous Canopies & Marquees: Wood Frame 1 Up 33.50 180 1.000 1.000 6,030</p> <p>Total Cost of Lump-Sum Items = 6,030 Total Cost New = 6,030</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>
High	Above Ave.	Ave.	X	Low					
<p>(1) Excavation/Site Prep:</p> <p>(2) Foundation: X Footings X Poured Conc Brick/Stone Block X Class D, Masonry</p> <p>(3) Frame:</p> <p>(4) Floor Structure: X Concrete, On Ground</p> <p>(5) Floor Ceiling: X Vinyl Tile</p> <p>(6) Ceiling: X Acoustical Ceilings, Tile or Panel X Suspended Ceiling, Add</p>	<p>(7) Interior: X Frame, Markets, Convenience</p> <p>(8) Plumbing: Many Above Ave. Average Typical Few None Total Fixtures Urinals 3-Piece Baths Wash Bowls 3 2-Piece Baths Water Heaters Shower Stalls Wash Fountains 1 Toilets Water Softeners</p> <p>X Typical, Markets, Convenience Stores</p> <p>(9) Sprinklers:</p> <p>(10) Heating and Cooling: X Gas Coal Hand Fired Oil Stoker Boiler X Forced Air</p>	<p>(11) Electric and Lighting: X Ave.# Outlets, Flexible Conduit X Typical, Markets, Convenience St</p> <p>Outlets: Fixtures: Few Average X Many Unfinished Typical X Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer</p> <p>(13) Roof Structure: Slope=0 X Wood Joists, Wood or Composition X Timber Trusses</p> <p>(14) Roof Cover: X Composition Shingles, over 235# X Roof Insulation</p>	<p>(39) Miscellaneous: 180 Wood Frame</p> <p>(40) Exterior Wall: 8 Thickness Bsmnt Insul. X Brick, Block Back-Up, 8" X Single Wall Insulation</p>						

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Created by AutoCAD

*** Information herein deemed reliable but not guaranteed***



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SECTION 03



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9238 BEECHER RD FLUSHING, MI 48433 (Property Address)

Parcel Number: 04-03-400-004

Property Owner: KIMBALL, LAWRENCE & MARINA

Summary Information

Owner and Taxpayer Information

Amount Due

Delinquent Taxes: **\$0.00**

Owner KIMBALL, LAWRENCE & Taxpayer SEE OWNER
 MARINA INFORMATION
 9238 BEECHER RD
 FLUSHING, MI 48433

Legal Description

E 100 FT OF W 285 FT OF S 200 FT OF SE 1/4 SEC 3 T7N R5E

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

Tax History

****Note:** On March 3 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2024	DIQ. Taxes	\$902.05	\$902.05	05/14/2025	\$0.00
2024	Winter	\$843.04	\$0.00		- ** Read Note(s) Above
2024	Summer	\$1,890.44	\$1,890.44	10/03/2024	\$0.00
2023	DIQ. Taxes	\$1,640.28	\$1,640.28	05/13/2024	\$0.00
2023	Winter	\$727.37	\$0.00		- ** Read Note(s) Above
2023	Summer	\$1,812.61	\$1,007.01	07/05/2023	- ** Read Note(s) Above
2022	Winter	\$703.63	\$703.63	02/21/2023	\$0.00
2022	Summer	\$1,682.90	\$1,682.90	09/14/2022	\$0.00
2021	DIQ. Taxes	\$2,626.54	\$2,626.54	07/20/2022	\$0.00
2021	Winter	\$671.43	\$0.00		- ** Read Note(s) Above
2021	Summer	\$1,738.24	\$0.00		- ** Read Note(s) Above
2020	DIQ. Taxes	\$2,810.64	\$2,810.64	04/19/2021	\$0.00
2020	Winter	\$706.15	\$0.00		- ** Read Note(s) Above
2020	Summer	\$1,945.40	\$0.00		- ** Read Note(s) Above

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Print Date: 03/03/2026
Recpt Date: 03/02/2026

2025
Official Summer Tax Receipt
CLAYTON CHARTER TOWNSHIP
04-03-400-004

Recpt No: 00158673

CLAYTON CHARTER TOWNSHIP
2011 S. MORRISH ROAD
SWARTZ CREEK, MI 48473

Received of:
LLOYD, DR DENNIS & REV DR MARY
2036 N SEYMOUR RD
FLUSHING MI 48433

TAXABLE: 51,192 SEV: 88,500 SCHL: 25120
PRE/MBT: 0.0000 CLASS: 201

PREVIOUS PAYMENTS

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
------	-------	--------	------	-------	--------

** CURRENT PAYMENT **

Date	Chk #	Amount
03/02/2026	7224	2,021.30

Total Recvd: 2,021.30

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 04-03-400-004

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
SE TAX	6.0000	307.15	307.15	0.00
COUNTY OP	5.3323	272.97	272.97	0.00
SO TAX	18.0000	921.45	921.45	0.00
SCH B-S	0.7162	36.66	36.66	0.00
SCH DT	3.1800	162.79	162.79	0.00
ISD OP	0.3989	20.42	20.42	0.00
VOC ED	0.9292	47.56	47.56	0.00
SPEC ED	2.3248	119.01	119.01	0.00

Admin Fee		18.88	18.88	0.00
Interest/Pen		114.41	114.41	0.00
Over Payments		0.00	0.00	0.00
TOTALS ----->	36.88140	2,021.30	2,021.30	0.00

Property Description

E 100 FT OF W 285 FT OF S 200 FT OF SE 1/4 SEC 3 T7N
R5E

CNTY: 10/01/25 - 09/30/26
SCHL: 07/01/25 - 06/30/26

TwN: 01/01/2
ST : 10/01/2

To: LLOYD, DR DENNIS & REV DR MARY
2036 N SEYMOUR RD
FLUSHING MI 48433

Addr: 9238 BEECHER RD

Cashier CelesteS

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Print Date: 03/03/2026
Recpt Date: 03/02/2026

2025
Official Winter Tax Receipt
CLAYTON CHARTER TOWNSHIP
04-03-400-004

Recpt No: 00158670

CLAYTON CHARTER TOWNSHIP
2011 S. MORRISH ROAD
SWARTZ CREEK, MI 48473

Received of:
LLOYD, DR DENNIS & REV DR MARY
2036 N SEYMOUR RD
FLUSHING MI 48433

TAXABLE: 51,192 SEV: 88,500 SCHL: 25120
PRE/MBT: 0.0000 CLASS: 201

PREVIOUS PAYMENTS

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
------	-------	--------	------	-------	--------

** CURRENT PAYMENT **

Date	Chk #	Amount
03/02/2026	7225	868.85

Total Recvd: 868.85

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 04-03-400-004

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
MOTT OP	1.9219	98.38	98.38	0.00
MOTT DT	0.6000	30.71	30.71	0.00
PARA MD	0.4689	24.00	24.00	0.00
PARKS	0.7416	37.96	37.96	0.00
SENIOR CITIZENS	0.6775	34.68	34.68	0.00
HEALTH SERVICES	0.9680	49.55	49.55	0.00
VETERANS	0.0972	4.97	4.97	0.00
MSU EXT	0.0791	4.04	4.04	0.00
ANIMALC	0.1934	9.90	9.90	0.00
CULTURE	0.9312	47.66	47.66	0.00
MENTAL HEALTH	0.9234	47.27	47.27	0.00
LIBRARY	0.9578	49.03	49.03	0.00
AIRPORT	0.4689	24.00	24.00	0.00
MTA	1.2158	62.23	62.23	0.00
UNIT OP	1.0400	53.23	53.23	0.00
POLICE	2.7984	143.25	143.25	0.00
FIRE	0.9799	50.16	50.16	0.00
FIRE VEHICLES	0.7912	40.50	40.50	0.00
DR# 0897		49.22	49.22	0.00

Admin Fee		8.11	8.11	0.00
Interest/Pen		0.00	0.00	0.00
Over Payments		0.00	0.00	0.00
TOTALS ----->	15.85420	868.85	868.85	0.00

Property Description
E 100 FT OF W 285 FT OF S 200 FT OF SE 1/4 SEC 3 T7N
R5E

CNTY: 10/01/25 - 09/30/26
SCHL: 07/01/25 - 06/30/26

TwN: 01/01/2
ST : 10/01/2

To: LLOYD, DR DENNIS & REV DR MARY
2036 N SEYMOUR RD
FLUSHING MI 48433

Addr: 9238 BEECHER RD

Cashier CelesteS

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300 FT MAILINGS

04-03-400-004 (APPLICANT/CERTIFIED)

Dr. Dennis Lloyd & Rev. Dr. Mary Lloyd (Property Address)

9238 Beecher Road

Flushing, MI 48433

Dr. Dennis Lloyd & Rev. Dr. Mary Lloyd (Owner Address)

2036 N. Seymour Road

Flushing, MI 48433

04-03-400-005

Dr. Dennis Lloyd & Rev. Dr. Mary Lloyd (Property Address)

9230 Beecher Road

Flushing, MI 48433

Dr. Dennis Lloyd & Rev. Dr. Mary Lloyd (Owner Address)

2036 N. Seymour Road

Flushing, MI 48433

04-03-551-008

Jack Whitman (Property Address)

2007 N. Seymour Road

Flushing, MI 48433

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Jack Whitman (Owner Address)

9161 Beecher Road

Flushing, MI 48433

04-03-551-010

Charter Township of Clayton (Property Address)

2035 N. Seymour Road

Flushing, MI 48433

Charter Township of Clayton (Owner Address)

2011 S. Morrish Road

Flushing, MI 48433

04-03-400-003

Shane Hogan

2018 N. Seymour Road

Flushing, MI 48433

04-03-400-002

Lloyd Revocable Trust

2036 N. Seymour Road

Flushing, MI 48433

04-03-400-012

Alexis O'Kelly

9200 Beecher Road

Flushing, MI 48433

04-10-200-025

Jack Whitman Trust (Property Address)

N. Seymour Road

Flushing, MI 48433

Jack Whitman Trust (Owner Address)

9161 Beecher Road

Flushing, MI 48433

04-10-200-002

JADF Properties D LLC (Property Address)

9215 Beecher Road

Flushing, MI 48433

JADF Properties D LLC (Owner Address)

C/O Jack Whitman

9161 Beecher Road

Flushing, MI 48433

04-03-400-013

David & Kelly Sanborn
9190 Beecher Road
Flushing, MI 48433

04-10-200-002

JADF Properties D LLC (Property Address)

9215 Beecher Road
Flushing, MI 48433

JADF Properties D LLC (Owner Address)

C/O Jack Whitman
9161 Beecher Road
Flushing, MI 48433

04-10-200-003

JADF Properties C LLC (Property Address)

9205 Beecher Road
Flushing, MI 48433

JADF Properties C LLC (Owner Address)

C/O Jack Whitman
9161 Beecher Road
Flushing, MI 48433

04-10-100-021

Hem Ventures LLC
1529 N. Seymour Road
Flushing, MI 48433

04-10-100-014

Thomas Ostrander
1521 N. Seymour Road
Flushing, MI 48433

SWARTZ CREEK
8055 PAUL FORTINO DR
SWARTZ CREEK, MI 48473-9998
www.usps.com

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 10.48	03/09/2026

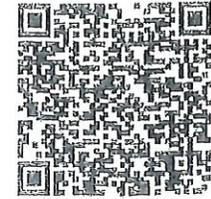
Postmark Here

Sent To
Dr. Dennis Lloyd & Mrs. Dr. Mary Lloyd
Street, Apt. No. or PO Box No. 9238 Beecher RD
City, State, ZIP+4 Flushing MI 48433

PS Form 3800, June 2002 See Reverse for Instructions

TRACKING NUMBERS
70031680000193496829
70031680000193498069

TRACK STATUS OF ITEMS WITH THIS CODE (UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE
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TRACK STATUS ONLINE
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PURCHASE DETAILS

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.78
Flushing, MI 48433			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date Thu 03/12/2026			
Certified Mail®			\$5.30
Tracking #: 70031680000193496829			
Return Receipt			\$4.40
Tracking #: 9590 9402 7095 1251 2299 31			
Affixed Postage			-\$0.78
Affixed Amount: \$0.78			
Total			\$9.70

First-Class Mail® Letter	1		\$0.78
Flushing, MI 48433			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date Thu 03/12/2026			
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Tracking #: 70031680000193498069			
Return Receipt			\$4.40
Tracking #: 9590 9402 7095 1251 2299 93			
Affixed Postage			-\$0.78
Affixed Amount: \$0.78			
Total			\$9.70

Grand Total: \$19.40

Credit Card Remit \$19.40
Card Name: MasterCard
Account #: XXXXXXXXXXXX8294
Approval #: 48703C
Transaction #: 438
AID: A0000000041010 Contactless
AL: Mastercard
Mastercard

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Postage	\$ 4.40	0473
Certified Fee	\$0.00	14
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 10.48	03/09/2026

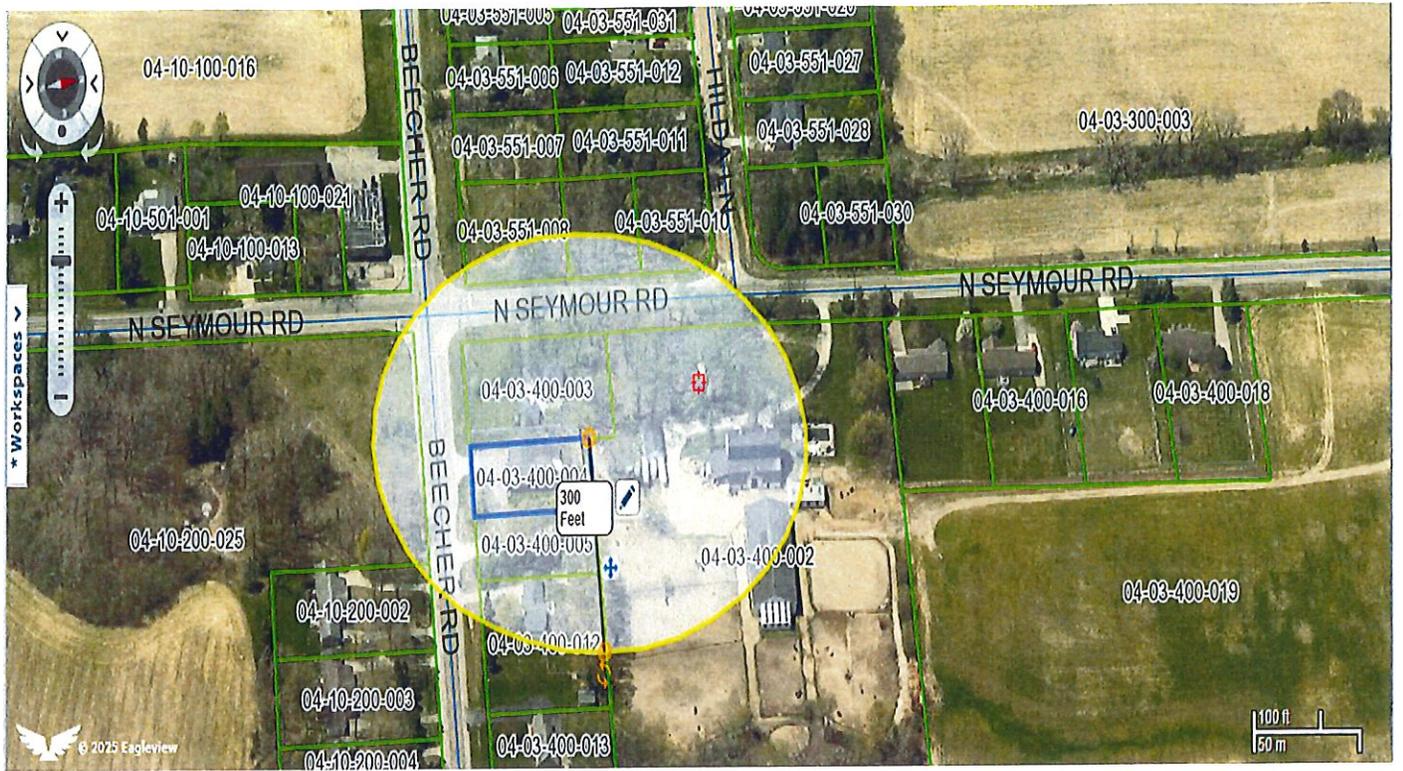
Postmark Here

Sent To
Dr. Dennis Lloyd & Mrs. Dr. Mary Lloyd
Street, Apt. No. or PO Box No. 8036 W. Seymour RD
City, State, ZIP+4 Flushing MI 48433

PS Form 3800, June 2002 See Reverse for Instructions

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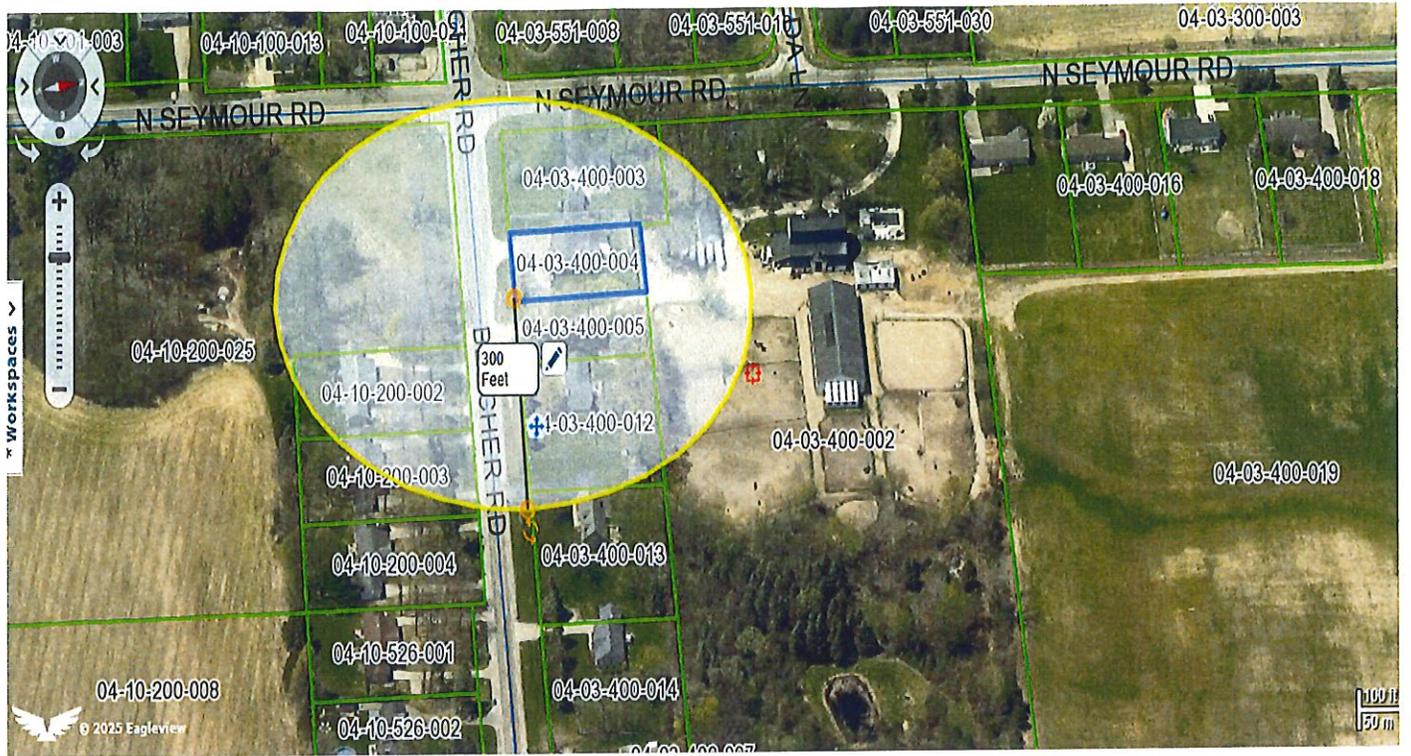
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Pre-Bill	
Ad ID:	702087
Terms:	Net 30
Created:	3/3/26
PO Number:	3.24.26 Plan Hear.
Ad Type:	Classified Word

Bill to: Account ID: 47295

Kris Youmans Charter Township of Clayton 2011 S. Morrish Road Swartz Creek, MI 48473

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Kris Youmans Charter Township of Clayton 2011 S. Morrish Road Swartz Creek, MI 48473

Ad Information:

Ad Section: Public Notice
Ad Category: 5006 Hearings/Meetings
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Rep: Heidi Russell

First Run: 3/5/2026 Expires: 3/5/2026 Issues: 1

Box Ad Information:

Box Ad Width:
 Box Ad Height:
 Display Units:
 Orientation:

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CHARTER TOWNSHIP OF CLAYTON NOTICE OF PUBLIC HEARING - NOTICE IS HEREBY GIVEN that the Clayton Charter Township Planning Commission will hold a public hearing on the request to rezone for zoning change from Local Commercial to Residential Suburban FarmLC, Zoning. MEETING DATE: MARCH 24, 2026 AT 6:00 P.M. LOCATION: 2011 S. MORRISH RD., SWARTZ CREEK, MI 48473 PROPERTY LOCATION: 9238 BEECHER RD. LEGAL DESCRIPTION: 04-03-400-0004 OWNER: DR. DENNIS LLOYD & REV DR. MARY LLOYD PETITIONER: DENNIS LLOYD The Planning Commission invites your comments and questions. Written comments may be addressed to Clayton Township Planning Commission Chairman, 2011 S. Morrish Rd., Swartz Creek, MI 48473. Ted Henry Clayton Township Zoning Administrator CASE# REZONE 26-01

PO: 3.24.26 Plan Hear.

Date	Issue	Pub Or.	Price of Ad	Disc.	Net	Applied	Invoiced	Due
3/5/26	18.28	GEN	\$52.00		\$52.00			\$52.00
3/5/26	18.28	GEN	\$8.00		\$8.00			\$8.00

Totals	\$60.00		\$60.00				\$60.00
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Q What is a data center?

A data center is a large warehouse or series of warehouses that house computer systems, servers and associated components. Data centers form the backbone of the internet—all the information you see on the internet (websites you visit, emails you write, news articles you read) has to be kept somewhere—and that somewhere is usually a data center. Data centers also run artificial intelligence (AI) systems like ChatGPT. Private companies and the federal government are heavily promoting AI development, which has spurred developers across the country to look for sites to construct new data centers.

Modern data centers can range from a series of smaller modules that fit in a single building to several massive warehouses forming a “campus.” Most new data centers are considered “hyperscale” data centers containing a massive number of servers to support AI. These facilities are also designed to be expandable, allowing for construction in multiple phases. Data centers are also extremely expensive to build, often requiring investments of more than \$1 billion.

A data center can be constructed by a single large company for its own business use—such as Meta (Facebook), Google and OpenAI. A data center may also be constructed by a third-party developer, which then leases access to the computers to other companies.

Q What are the major things our township should consider when planning and zoning for data centers?

As with any new land use, there are many factors to consider to ensure that the proposed development fits your community’s needs and vision. Here are a few key considerations:

- **Master plan, zoning ordinance and districts:** The first and most important step is to review your township’s current master plan and zoning ordinance for any references to a data center or similar construction. Data centers are often treated as an industrial use because they require a large amount of space and access to substantial utilities. Some zoning ordinances list data centers as a permitted use in certain zoning districts with no special restrictions. These ordinances were typically drafted many years ago, before the rise of the hyperscale data centers we see today. Given the size and scale of data centers today, it is good practice to treat them as a special land use.

Regulating data centers as a special land use allows for specific regulations related to this land use and a required

public hearing as part of the township approval process. You should evaluate your current master land use plan and zoning ordinance to determine if there is an appropriate area of the township where a data center could be located. Also keep in mind that completely prohibiting data centers may lead to a claim of exclusionary zoning. The township must comply with MCL 125.3207.

- **Electricity:** Data centers require substantial amounts of electricity to power all of their computers. The location for most data centers depends almost entirely on where high-voltage electricity is available and where the utility provider has the capacity on their lines to support the use. The federal Department of Energy (energy.gov) hosts a website where you can view the excess capacity of all power lines in your community, which can help identify areas where data centers may be more likely.
- **Cooling and noise:** The computers in a data center generate a significant amount of heat and need to be cooled off in order to function effectively. Some data centers cool their computers using liquid, where millions of gallons of water may be loaded into a closed-loop system and recirculated. Many data centers provide cooling through air conditioners or large fans. These systems can generate noise depending on their exact type and location.
- **Screening and security:** Data centers hold extremely valuable data that companies pay a lot of money to protect. Many data centers are constructed with fences and walls to limit access, feature 24/7 security and high-powered lighting. These security features can impact neighboring properties, and should be considered when drafting any regulations.
- **Tax base and incentives:** These facilities can contribute significantly to the local tax base (as noted previously, they cost upwards of \$1 billion). Although developers may seek long-term tax abatements or incentives, many townships will still experience a substantial increase in taxable value. You should carefully examine these potential incentives and balance them against other local impacts like service and infrastructure demands.

Q What are the big concerns with data centers?

Several concerns have been raised in communities hosting or considering data center developments. Here are a few key issues you should be aware of:

- **Energy consumption:** Data centers consume large amounts of energy. There are growing concerns about their impact on grid capacity, energy prices and carbon emissions.

Local officials should check with developers and utility providers to understand the impact a data center may have in your area. Local officials may also engage their own professionals to advise on these issues.

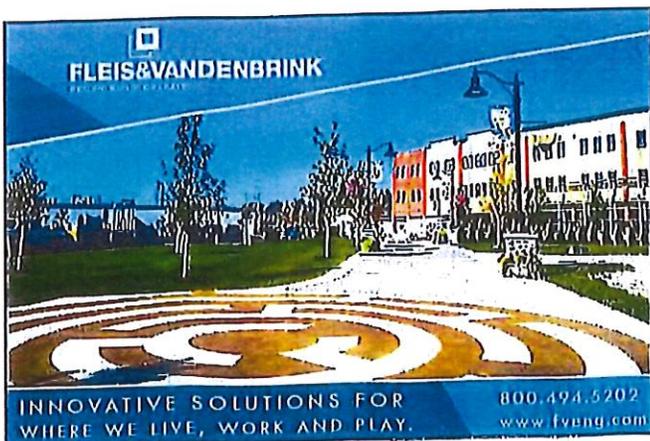
- **Liquid cooling:** Some data centers consume significant amounts of water, which may add extra strain to local systems. This is not the case for all centers though, and you should carefully review each specific project to understand its impact. This is also an issue that can be addressed through specific zoning regulations.
- **Farmland usage:** Some communities see significant pushback from residents based on the location of these data centers, which they believe are infringing on or limiting prime farmland. Many townships consider and adopt specific regulations to protect prime farmland.
- **Data privacy:** Although not directly related to zoning, many communities have seen residents concerned about what exactly is kept in the data center. Some data centers can hold significant amounts of personal information on individuals who use the internet, which many take issue with, especially when it is in their own community.



Can the township enter a moratorium while we update our ordinances to include data centers or better regulate them?

Yes—but only if done properly. Townships should always consult with legal counsel before entering into a moratorium of any kind. At a minimum, the moratorium should be adopted by ordinance (not resolution), it should specifically lay out the reasons for the moratorium, and it should provide a clear end-date or time limit. You must also use the pause to take action—a moratorium is not a tool for delay, but to allow time for meaningful review and ultimately new regulations.

A moratorium on data centers may require both a zoning ordinance and police-power ordinance, meaning it must be reviewed by the planning commission and township board



and follow the legal steps for ordinance adoption. Always check with your township legal counsel regarding how to properly institute a moratorium.



Where can I learn more?

Several communities in Michigan are already working on data centers. You can review other township's ordinances to get some ideas, but never copy an ordinance directly from another community, as it will not be designed for your needs and may be unlawful. MTA is also working with its Legal Counsel to develop a sample data center ordinance. Watch MTA's website, *Township Insights* weekly e-newsletter and *Township Focus* for details when available.

MTA is also offering several upcoming educational opportunities with information on data centers, including zoning considerations:

- *Now You Know* lunchtime webinars on Jan. 21: *Planning & Zoning: NIMBY is Not an Option, Now What?*, taught by MTA Staff Attorney Catherine Mullhaupt; and on Feb. 18: *Cloud Control: Navigating Data Center Impacts*, taught by MTA Legal Counsel. These hour-long live online learning opportunities include time for questions and answers. They are also recorded and available for on-demand viewing if you are not able to participate during the events. Registration and more information is available online at bit.ly/NYKmta. Cost is just \$25 per session. Townships with MTA Online subscriptions at the Premium level have free access for their entire township team, including planning and zoning officials.
- The 2026 MTA Capital Conference, held March 17 at the Lansing Center, will include an expert-led session, including MTA Legal Counsel, exploring considerations for data centers and renewable energy facilities. Turn to the inside back cover for additional information on the Capital Conference or visit michigantownships.org (under the "Advocacy" tab.). The early-bird registration deadline ends Feb. 3.
- Two Business Solution Sessions, held Tuesday, April 21 at the 2026 MTA Annual Conference & Expo, will tackle the topic, with "Powering Michigan's Future: Approaching Data Center Growth," taught by Lauren Snyder, senior vice president and chief customer & growth officer with Consumers Energy; and "Data In or Data Out?," led by an attorney with Mika Meyers. These sessions are taught by MTA Allied Service Providers. Learn more, including session descriptions, in the Conference registration brochure included in this issue of *Township Focus* and on michigantownships.org.

Hello, MTA ... ? provides general information on typical questions asked by township officials. Readers are encouraged to contact an attorney when specific legal guidance is needed. Member township officials and personnel may contact MTA Member Information Services with questions or requests from 8 a.m. to 5 p.m., weekdays, at (517) 321-6467 (press 1) or fax (517) 321-8908.

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