



MCKENNA

March 16, 2026

Rachel Witherspoon
City Administrator
City of Gibraltar
29450 Munro Avenue
Gibraltar, MI 48173

Subject: Data Center Zoning Ordinance Regulations

Dear Ms. Witherspoon:

This proposal provides our fee and scope to complete a Zoning Ordinance amendment that provides regulations for Data Centers. These amendments will include definition creation, use table row addition, and a dedicated subsection that regulates Data Centers. Research into other communities Zoning Ordinances and any applicable case law will be necessary to create the best possible product.

FEE AND AUTHORIZATION

Our fee for the above services has been broken down below by task:

Task 1: Data Center Zoning Ordinance Regulations \$6,000

The creation of Data Center Ordinance regulations will be completed on an hourly basis for a fee not to exceed \$6,000. Other additional funds may be required depending on the amount of revisions to the regulations.

The ordinance will encompass the following considerations and others as needed:

Site Design & Operational Standards

- Creation of Special Land Use standards
- Location of principal and accessory uses, including generators and chiller equipment.
- Requirements for operation of accessory uses such as generators and compliance with sound requirements and chiller operation, including cycling requirements and potential off-site management of discharge.

Infrastructure Capacity & Environmental Controls

- Consideration on limitations of power usage (wattage), water consumption, and wastewater discharge.

Location & Land Use Compatibility

- Evaluate minimum distance requirements between data centers and residential areas.
- Define where power generation as a Special Land Use is permitted, including minimum acreage thresholds.

Public Realm & Community Integration

- Incorporate streetscaping requirements, particularly along road frontage, to improve visual quality and corridor character.

Financial Protections & Community Benefits

- Explore mechanisms to guarantee property tax revenue.
- Consider alternative opportunities for supplemental support to municipal services.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
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Decommissioning & Long-Term Accountability

- Create standards for decommissioning plans, including financial assurances or dedicated funds for future site closure and cleanup.

Business Licensing

- Explore specific requirements for the business licensing process as it relates to data centers.

Task 2: Meetings

The above fee includes attendance of two City Council Meetings for adoption of the ordinance. Attendance of Planning Commission Meetings and meetings with City regarding the Zoning Ordinance Data Center Amendments will be billed as stipulated as part of the existing services with the City.

Initial Schedule

The first draft of the zoning ordinance language as defined in this scope will be scheduled for the April 2026 Planning Commission Meeting. The ordinance language will be reviewed and revised as necessary prior to recommendation to the City Council.

Any other tasks desired by the City not included in the above scope of services will be invoiced hourly at our current rates.

Our team is available to start immediately upon receiving your permission to commence work on the specified tasks. If you are satisfied with the Scope of Work described, then please return one signed copy of this letter for our files. Your signature will authorize McKenna to proceed with this project.

We very much look forward to assisting you with this effort. Thank you.

Respectfully submitted,

MCKENNA

John Jackson, AICP, NCI
President

AUTHORIZATION TO PROCEED CITY OF GIBRALTAR, MICHIGAN

Katherine Ormail City Clerk
Signature Title

3/24/2026
Date

Katherine Tomasik
Name (printed)

Signature Title

Date

Name (printed)