

Dundee Township Data Center Land Use & Zoning Consideration.

As stated in the Dundee Township zoning ordinance, a use not otherwise listed in the Zoning Ordinance such as data centers could be considered as a "use similar to any of the above principal permitted uses" and could be permitted after **special approval** in the **Industrial District** (See Article XIIJ Industrial District; Section 12.3, Permitted Uses After Special Approval; 5. (f.))

A **special approval use** requires submittal of an application and fee in accordance with Article XV of the zoning ordinance. The process for special approval use is as follows:

1. Applicant submits a completed special land use application form, fee, and required site plan.
2. **Review for Completeness:**
 - The zoning administrator reviews the submittal to ensure all required information is included. • Incomplete applications are returned; complete applications are scheduled for review.
3. **Distribution for Consultant/Agency Review:**
 - Copies of the application and site plan are distributed to Township consultants and relevant reviewing agencies (e.g., fire, police, county drain commissioner, road commission, health department, and others) • Review comments are compiled for Planning Commission review.
4. **Public Hearing Notice:**
 - A Planning Commission public hearing is scheduled as required for all special land uses.
 - A public notice must be published in a newspaper of general circulation and mailed to property owners and occupants within **300 feet** at least **15 days prior** to the hearing.
5. **Planning Commission Public Hearing:**
 - **The Planning Commission** conducts the public hearing and takes public comments.
 - The applicant presents the proposal and may respond to questions or concerns.
 - The Commission makes a recommendation to the Township Board to **approve, approve with conditions, or deny** the request.
 - A **motion** is recorded in the meeting minutes.
6. **Conditions of Approval (if applicable):**
 - Reasonable conditions may be imposed to ensure compliance with the ordinance or to protect adjoining properties (e.g., setback, noise restrictions, landscaping, hours of operation, buffering).
7. **Township Board:**
 - The **Township Board** considers the recommendation from the Planning Commission along with any reports and makes the final determination to approve, approve with conditions, or deny the request. The **Board** may add conditions and safeguards it deems necessary.

Note: In addition to the above-described special use approval process, **rezoning** may be required if the subject property is not currently zoned industrial in accordance with Article IV of the ordinance. Additionally, if the special use is granted, the applicant will need to proceed with detailed **site plan approval** in accordance with Article XVI of the ordinance.