

PROJECT FLEX: EXCEEDING TOWNSHIP REQUIREMENTS

Verrus Site Plan Commitments and Submission History | Lyon Township, Michigan

Project Flex is a data center campus proposed by Verrus on industrially zoned land in Lyon Township, where data processing centers are a permitted use. The project received unanimous conditional site plan approval from the Township Planning Commission in September 2025, and Verrus has since developed four rounds of final site plans, with the next scheduled for submission on August 12, 2026.

Verrus is optimistic about the road ahead and expects a strong, lasting partnership with Lyon Township. In addition to over \$300 million in expected tax revenue, Verrus proposed a community benefits framework Verrus to the Township Board of Trustees in June 2026: \$10 million in direct community investment through a \$5 million Community Infrastructure and Resiliency Fund, a \$2 million Public Safety Fund, and a \$3 million Education and Workforce Training Fund, alongside the design commitments summarized below. This framework is being incorporated into the fourth final site plan, enabling Lyon Township to hold Verrus accountable for delivering these additional benefits.

What Is Required vs. What Verrus Delivers

The table below compares Township ordinance and engineering requirements with what is documented in the August 12, 2026 Site Plan and supporting technical reports.

Design area	What is required	What Verrus delivers
Water use	No numeric cap; site plan review of water and sewer capacity	A closed loop cooling design using roughly 99 percent less water than legacy data center cooling. Total estimated campus use of less than 12 million gallons per year, comparable to about 130 average U.S. homes.
Noise	Township ordinance allows up to 55 dB(A) daytime and 45 dB(A) nighttime at residential property boundaries, including a tonal noise penalty	Multiple noise mitigation features have been added to the plans in this application, including additional sound attenuation packages on mechanical equipment on the building roofs, designed to mitigate noise at the predominant noise sources, and an 18' acoustic wall around the southern and eastern perimeter of the substation A rigorous independent noise study indicates operations at or below 45 dB(A) at property boundaries at all times, meeting the nighttime standard around the clock.
Backup power	Diesel generators are standard industry practice and permissible as primary backup power for an entire data center, including IT load	All backup power for IT equipment is provided by battery energy storage systems. No diesel generators, other than those required for life safety. The equipment yard plans show battery storage with a single natural gas emergency generator per yard adjacent to the fire pump station.
Landscaping	Minimum planting standards under the industrial zoning ordinance	A plant schedule itemizing roughly 1,300 trees, including 654 general site trees, a 244 tree evergreen screening berm, more than 300 replacement trees, and about 500 shrubs, with native prairie and stormwater basin seed mixes and drought tolerant turf in place of irrigated turf.

Design area	What is required	What Verrus delivers
Fire protection	Standard valve spacing and hydrant coverage under Township engineering standards	A dedicated fire protection plan for the campus, including a comprehensive plan for BESS systems. Additional water main valves beyond minimum spacing standards to protect hydrant service, hydrant and fire department connection locations coordinated with the Lyon Township Fire Department, and Knox boxes at all gates and security entrances.
Wastewater accountability	Sewer connection subject to engineering review	Sanitary monitoring manholes give the Township direct visibility into discharge, with total sanitary flow projected in the engineering reports at roughly the equivalent of eight average U.S. homes. Nothing is released to groundwater or storm drains.
Public infrastructure	No obligation to fund off site improvements beyond the project's own needs	Self financed improvements to the New Hudson Drain, which also support the local ring road project and traffic relief along Milford Road.
Site lighting	Photometric standards under Township zoning ordinance section 12.11(C)(1), limiting lighting to 0.5 foot-candles at property perimeter.	A full campus photometric plan modeling 0.2 footcandles at the property line. Exterior fixtures are as dim as feasible within practical security and safety limits. Most dim by 50 percent after 15 minutes of inactivity and shut off during daylight hours.
Parking	The ordinance sets no parking requirement for data centers	404 spaces provided, including four accessible spaces at each of the six buildings.
Zoning	Industrial use permitted by right	No rezoning and no variances requested. The project was designed entirely within the existing rules.

Site Plan Submissions at a Glance

The timeline below summarizes what each submission delivered.

Milestone	What the Township received
September 2025	Initial land use application for an industry-leading, resource conscious data center campus, permitted by right under the Township's industrial zoning. Conditions centered on final engineering, noise documentation, and utility coordination. The application received unanimous conditional site plan approval from the Lyon Township Planning Commission.
Submission 1: February 13, 2026	The initial final site plan replaced diesel generators with battery energy storage as primary backup power, introduced native landscaping designed to retire permanent irrigation, and included a full noise study covering data center and substation operations, detailed water usage and power delivery reports, conceptual substation design, and phased utility and grading plans, with itemized responses to consultant comments.

Milestone	What the Township received
Submission 2: April 8, 2026	Updated engineering plans and responses to consultant review, facade refinements for aesthetic enhancements, rooftop and fire access coordination, updated technical studies, and expanded coordination with outside agencies.
Submission 3: May 27, 2026	An updated plan set responding to review comments on Basin C and airport coordination, utility routing, rooftop access, supplemental sound review, and additional engineering items. The set expanded construction phasing detail through Phase 4 and added ten sheets of landscape plans, a campus photometric plan, a dedicated fire protection plan, and full American Land Title Association (ALTA) property boundary survey documentation.
Submission 4: August 12, 2026	On August 12, 2026, Verrus submitted an updated Site Plan that incorporates the Township's latest requests and addresses the conditions from the September 2025 conditional approval. This new proposal significantly responds to community feedback and the review letters from Civil Engineering Solutions (June 24, 2026) and McKenna (June 26, 2026). Verrus has requested final approval, which is expected to be reviewed at the Lyon Township Planning Commission meeting on Monday, September 14, 2026.

Verrus looks forward to completing the review process and to a long term, mutually beneficial partnership with Lyon Township.

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