

# Professional Code Inspections of Michigan, Inc.

1575 142<sup>nd</sup> Ave. (616) 877-2000  
Dorr, MI 49323 www.pcimi.com



**BUILDING  
SAFETY**  
— SINCE 1988 —

August 12, 2024

Re: Parcels: 03-05-012-012-10 and 03-05-012-011-00  
Property Address: 144TH AVE  
Jurisdiction: Dorr Township

To whom it may concern,

Professional Code Inspections of Michigan Inc. has been contracted by Dorr Township to administer and enforce the State of Michigan construction codes as well as local zoning and general ordinances.

This letter is to verify that the zoning classification for the above mentioned property is MXPUD.

This Zoning District permits heavy commercial and light industrial uses within Dorr Township. The proposed use of property within this district as a data center or data storage facility, consisting of warehouse style building or buildings that stores computer and networking equipment and other systems, servers and related equipment within a climate controlled environment, as well as office support facilities, utility structures and equipment is, in concept, a use permitted by right within this district, subject to site plan review.

At this time, I am able to confirm that as long as these uses are all contained within enclosed buildings meeting the development requirements for the district, no limitations or additional processes beyond those outlined for uses permitted by right would be required in addition to building permits etc. to establish this use. If any outdoor storage were to be involved for equipment etc., the process may also include the requirements for a Special Use Permit.

You may find the complete list of permitted uses and development requirements online at [https://library.municode.com/mi/dorr\\_township\\_\(allegan\\_co.\)/codes/compilationgeneral\\_and\\_zoning?nodeId=PT300\\_300.000ZOORORNO6EFFE11977\\_CHVD\\_300.290BMIUSDIMX](https://library.municode.com/mi/dorr_township_(allegan_co.)/codes/compilationgeneral_and_zoning?nodeId=PT300_300.000ZOORORNO6EFFE11977_CHVD_300.290BMIUSDIMX)

If you need any additional information, please feel free to contact me by phone at 616-888-6156 or by email at [lcastello@pcimi.com](mailto:lcastello@pcimi.com).

Sincerely,

A handwritten signature in cursive script that reads "Lori Castello".

Lori Castello, AICP, Zoning Administrator Professional  
Code Inspection of Michigan Inc.

Microsoft

**November 17<sup>th</sup>, 2025 Meeting with Microsoft at 1683 142<sup>nd</sup> Ave**

Microsoft will be drafting a development plan to present to the township.

Decision on what community needs are.

We discussed the parks plan and River to River trail through the east side property (one Mile)

**February 27<sup>th</sup>, 2025, 11am Meeting with Microsoft at PCI**

There isn't a formal agenda, and no preparation is needed. Microsoft's engineering team will be sharing some exhibits and discussing more details.

Discuss infrastructure needs for the project, Water, Sewer, and Roads.

Storm sewers: Allegan County Drain Commission at a separate meeting.

Power: Microsoft talked with Consumer Energy at a separate meeting.

Decision on what community needs are.

Jonah Mills and Meridith Lizza from Microsoft, Bruce Morren <bmorren@live.com>; mieras@williams-works.com; Todd Boerman <todd@vkcivil.com>; Craig Atwood <catwood@alleganroads.org>; Jason Derry <jderry@pcimi.com>; Jeff Miling <supervisor@dorrtownship.org> Amanda Murray <amanda.murray@lakeshoreadvantage.com>; Colin Cady <colin.cady@lakeshoreadvantage.com>

**January 14<sup>th</sup>, 2025 9am Meeting with Microsoft at PCI**

See Attached



**LAKESHORE  
ADVANTAGE**

## Meeting Agenda

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**Date:** January 14th, 2025  
**Time:** 9:00 am – 12:00 pm  
**Location:** PCI Offices - 1575 142 Avenue, Dorr, MI 49323

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**9:00 am:** Welcome by Lakeshore Advantage, a round of introductions Microsoft presentation [20 minutes]

**9:20 am:** Jeff Milling, Dorr Township Supervisor and Lori Castello, Professional Code Inspectors (PCI) [30 minutes]

Development agreement discussion

**9:50 am:** Break [10 minutes]

**10:00 am:** Water/Sewer infrastructure and service discussion (30 minutes)

Bruce Morren, Dorr-Leighton Wastewater Authority

Brandon Mieras, Willams & Works, [Sewer]

Todd Boerman, Vriesman & Kohorn [Water]

**10:45 am:** Road infrastructure details and necessary upgrades discussion (30 minutes)

Craig Atwood, Allegan County Road Commission

**11:15 am:** Wrap-up office discussion and final visit questions (15 minutes)

**11:30 pm:** Optional site and surrounding roads tour (30 minutes)

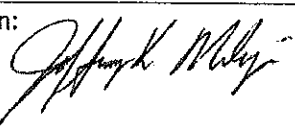
**12:00 pm:** Visit concludes

**Lakeshore Advantage**  
65 E 7<sup>th</sup> Street  
Holland, MI 49423

p 616.772.5226  
[www.lakeshoreadvantage.com](http://www.lakeshoreadvantage.com)

## Non-Disclosure Agreement (Non-Standard)

This Non-Disclosure Agreement ("agreement") is between the parties signing below. "We," "us" and "our" refer to both of the parties signing below and our respective affiliates.

|   |                 |
|---|-----------------|
| Address: Dorr Township<br>4196-18th Street<br>Dorr, MI 49323                            | Address:        |
| Sign:  |                 |
| Print Name: Jeff Milling  | Print Name:     |
| Print Title: Township Supervisor  | Print Title:    |
| Signature Date: 8-13-2024   | Signature Date: |

1. **The purpose of this agreement.** This agreement allows us to disclose confidential information to each other, to our own affiliates and to the other's affiliates, under the following terms. An "affiliate" is any legal entity that one of us owns, that owns one of us or that is under common control with one of us. "Control" and "own" mean possessing a 50% or greater interest in an entity or the right to direct the management of the entity.
2. **Confidential information.**
  - a. **What is included.** "Confidential information" is non-public information, know-how and trade secrets in any form that:
    - Are designated as "confidential"; or
    - A reasonable person knows or reasonably should understand to be confidential.
  - b. **What is not included.** The following types of information however marked, are not confidential information, information that:
    - Is, or becomes, publicly available without a breach of this agreement;
    - Was lawfully known to the receiver of the information without an obligation to keep it confidential;
    - Is received from another source who can disclose it lawfully and without an obligation to keep it confidential;
    - Is independently developed; or
    - Is a comment or suggestion one of us volunteers about the other's business, products, or services.

### **3. Treatment of confidential information.**

- a. **In general.** Subject to the other terms of this agreement, each of us agrees:
  - We will not disclose the other's confidential information to third parties; and
  - We will use and disclose the other's confidential information only for purposes of our business relationship with each other.
- b. **Security precautions.** Each of us agrees:
  - To take reasonable steps to protect the other's confidential information. These steps must be at least as protective as those we take to protect our own confidential information;
  - To notify the other promptly upon discovery of any unauthorized use or disclosure of confidential information; and
  - To cooperate with the other to help regain control of the confidential information and prevent further unauthorized use or disclosure of it.
- c. **Sharing confidential information with affiliates and representatives.**
  - A "representative" is an employee, contractor, advisor, or consultant of one of us or one of our respective affiliates.
  - Each of us may disclose the other's confidential information to our representatives (who may then disclose that confidential information to other of our representatives) only if those representatives have a need to know about it for purposes of our business relationship with each other. Before doing so, each of us must:
    - ensure that affiliates and representatives are required to protect the confidential information on terms consistent with this agreement; and
    - accept responsibility for each representative's use of confidential information.
  - Neither of us is required to restrict work assignments of representatives who have had access to confidential information, but this shall not affect our responsibility to comply with the obligations set out in this agreement. Neither of us can control the incoming information the other will disclose to us in the course of working together, or what our representatives will remember, even without notes or other aids. We agree that use of information in representatives' unaided memories in the development or deployment of our respective products or services does not create liability under this agreement or trade secret law, and we agree to limit what we disclose to the other accordingly.
- d. **Disclosing confidential information if required to by law.** Each of us may disclose the other's confidential information if required to comply with a court order or other government demand that has the force of law. Before doing so, each of us must seek the highest level of protection available and, when possible, give the other enough prior notice to provide a reasonable chance to seek a protective order.

### **4. Length of confidential information obligations.**

- a. **Termination.** This agreement continues in effect until one of us terminates it. Either of us may terminate this agreement for any reason by providing the other with 30 days' advance written notice. Termination of this agreement will not change any of the rights and duties made while this agreement is in effect.
- b. **No other use or disclosure of confidential information.** Except as permitted above, neither of us will use or disclose the other's confidential information for five years after we receive it. The five-year time period does not apply if applicable law requires a longer period.

## 5. General rights and obligations.

- a. **Law that applies; jurisdiction and venue.** This Agreement shall be construed under and in accordance with the laws of the jurisdiction in which the Property is located.
- b. **Compliance with law.** Each of us will comply with all export laws that apply to confidential information.
- c. **Waiver.** Any delay or failure of either of us to exercise a right or remedy will not result in a waiver of that, or any other, right or remedy.
- d. **Money damages insufficient.** Each of us acknowledges that money damages may not be sufficient compensation for a breach of this agreement. Each of us agrees that the other may seek court orders to stop confidential information from becoming public in breach of this agreement.
- e. **Attorneys' fees.** In any dispute relating to this agreement the prevailing party will be entitled to recover reasonable attorneys' fees and costs.
- f. **Transfers of this agreement.** If one of us transfers this agreement, we will not disclose the other's confidential information to the transferee without the other's consent.
- g. **Enforceability.** If any provision of this agreement is unenforceable, the parties (or, if we cannot agree, a court) will revise it so that it can be enforced. Even if no revision is possible, the rest of this agreement will remain in place.
- h. **Entire agreement.** This agreement does not grant any implied intellectual property licenses to confidential information, except as stated above. We may have contracts with each other covering other specific aspects of our relationship ("other contracts"). The other contract may include commitments about confidential information, either within it or by referencing another non-disclosure agreement. If so, those obligations remain in place for purposes of that other contract. With this exception, this is the entire agreement between us regarding confidential information. It replaces all other agreements and understandings regarding confidential information. We can only change this agreement with a signed document that states that it is changing this agreement.

## Jeff Miling

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**From:** Jonah Mills (Olsson Inc) <v-jonahmills@microsoft.com>  
**Sent:** Wednesday, February 12, 2025 11:10 AM  
**To:** Lori Castello  
**Cc:** Meredith Lizza; Jeff Miling; Amanda Murray  
**Subject:** Re: Dorr Township Microsoft Development - February 26-27 Trip

Hi Lori,

Thank you for letting us utilize the conference room. We really appreciate the accommodations and are looking forward to meeting everyone again, and will catch you next time we are in town!

I had a question on your comments about the development agreement (DA). Are you referring to our funding of off-site infrastructure when talking about the DA being executed and an escrow setup? Or is the DA also expected to address items outside of just those roadway/water/sewer projects? It sounds like you might be referring to setting up funds in the escrow specifically for plan review and legal review costs, so I wanted to clarify so I understand your development process better.

Jonah Mills, PMP  
Program Manager, Land Development  
(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

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**From:** Lori Castello <lcastello@pcimi.com>  
**Sent:** Tuesday, February 11, 2025 4:09 PM  
**To:** Jonah Mills (Olsson Inc) <v-jonahmills@microsoft.com>  
**Cc:** Meredith Lizza <mlizza@microsoft.com>; supervisor@dorrtownship.org <supervisor@dorrtownship.org>; Amanda Murray <amanda.murray@lakeshoreadvantage.com>  
**Subject:** [EXTERNAL] RE: Dorr Township Microsoft Development - February 26-27 Trip

Hello, Jonah,

I apologize for the delayed response- yes, our conference room is booked for your meeting. Unfortunately I will be out of the office but I'm happy to speak to you at another time regarding permitting processes from review to occupancy. Basically, I'll be your contact for all reviews until building permit applications are submitted- at which point I'll turn you over to our building official and his team. 🤖 You will need to get some outside agency reviews as part of the SPR process:

Driveway: road commission

Water/sewer connections from each utility

Allegan County Drain commission for stormwater retention

Grading through Allegan County Health Department (they issue SESC permits for the state)

EGLE for underground goodies- your subcontractors will likely handle this one for you.

Typically all of these items are pre-construction requirements after the development agreement and any related zoning permissions (PUD/site development review, etc) are granted, depending on the development agreement. We are ready to review a development agreement from you at any time and we really need to get an escrow account established as part of that. I would recommend we begin working on that as soon as is feasible for you. This will give the Township better resources to work through the planning and legal matters as they tend to come prior to application submittals.

I will be out of the office from Feb. 27 through March 3. I'm happy to chat with you any time before or after that.

Have a great day!

*Please use my direct dial number listed below for fastest service.*

**Lori Castello, AICP**

Zoning Administrator

Professional Code Inspections of Michigan Inc.

1575 142nd Ave.

Dorr, Michigan 49323

☎ Office: 616.877.2000 ext. 213 📠 Direct: 616.888.6156

✉ Email [lcastello@pcimi.com](mailto:lcastello@pcimi.com)



**From:** Jonah Mills (Olsson Inc) <[v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com)>

**Sent:** Thursday, February 6, 2025 1:04 PM

**To:** Lori Castello <[lcastello@pcimi.com](mailto:lcastello@pcimi.com)>

**Cc:** Meredith Lizza <[mlizza@microsoft.com](mailto:mlizza@microsoft.com)>; [supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org); Amanda Murray <[amanda.murray@lakeshoreadvantage.com](mailto:amanda.murray@lakeshoreadvantage.com)>

**Subject:** Fw: Dorrtownship Microsoft Development - February 26-27 Trip

Hi Lori,

I sent the below email to Jeff yesterday. Would you be able to host our team and others in the conference room again on 2/27/2025 from 11:00 AM EST to 3 PM EST?

We can chat about more details before arriving, but wanted to see if that space would be open for now.

Thank you!

**Jonah Mills, PMP**

Program Manager, Land Development

(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

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**From:** Jonah Mills (Olsson Inc)  
**Sent:** Wednesday, February 5, 2025 3:35 PM  
**To:** [supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org)  
**Cc:** Amanda Murray; Meredith Lizza  
**Subject:** Dorr Township Microsoft Development - February 26-27 Trip

Hello Jeff,

I wanted to thank you for the time and input you and the staff provided to our team during our in-person visit in January. I will be in town on February 26-27 and would like to coordinate a follow-up in-person meeting to discuss the project if you are available to meet. My intent would be to discuss in more detail your site plan approval process, grading permits, development agreement, water/sewer projects, and roadway projects around our site. Having PCI, water/sewer team, and roadway commission present would be value added for our team if you are open to that idea.

We can be available on 2/27/2025 from 11:00 AM EST to 3 PM EST. Please let me know what time would work for you all, and my team can plan around that time.

Thank you and have a wonderful day!

**Jonah Mills, PMP**  
Program Manager, Land Development  
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## Jeff Miling

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**From:** Jonah Mills (Olsson Inc) <v-jonahmills@microsoft.com>  
**Sent:** Wednesday, February 12, 2025 12:26 PM  
**To:** Lori Castello  
**Cc:** Meredith Lizza; Jeff Miling; Amanda Murray  
**Subject:** Re: Dorr Township Microsoft Development - February 26-27 Trip

Lori,

Thanks for confirming that! When we met, my understanding was that Microsoft would send over a draft development agreement to start the process. We are already working on that document, but please let me know if you have example DAs from past projects that were used in Dorr Township, or a template that you all prefer if one exists. I can dig deeper into this topic with the staff when we visit in a few weeks.

Thank you,

**Jonah Mills, PMP**  
Program Manager, Land Development  
(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

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**From:** Lori Castello <lcastello@pcimi.com>  
**Sent:** Wednesday, February 12, 2025 10:38 AM  
**To:** Jonah Mills (Olsson Inc) <v-jonahmills@microsoft.com>  
**Cc:** Meredith Lizza <mlizza@microsoft.com>; supervisor@dorrtownship.org <supervisor@dorrtownship.org>; Amanda Murray <amanda.murray@lakeshoreadvantage.com>  
**Subject:** [EXTERNAL] Re: Dorr Township Microsoft Development - February 26-27 Trip

Hi Jonah,

We are happy to accommodate you. 🙏

Yes, the initial escrow fund is for township costs such as legal, planning, engineering review fees etc. This can be done in a few ways- probably the easiest would be to set it up with an initial amount (\$5k-\$10-k), with a minimum balance of \$3k- at the point we get a full development agreement to cover the scope of improvements required, we could then enlarge/roll remaining balance into the escrow supporting that- if that works for your team.

In general, the Township seems to be in support, however setting up the initial account to cover legal/administrative fees will help clarify to any concerned residents that their general tax dollars are not subsidizing the project.

If you have any additional questions, please reach out at your convenience.

Have a great day!

Please use my direct dial number listed below for fastest service.

**Lori Castello, AICP**

Zoning Administrator

Professional Code Inspections of Michigan Inc.

1575 142nd Ave.

Dorr, Michigan 49323

☎ Office: 616.877.2000 ext. 213 ☎ Direct: 616.888.6156

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**Cc:** Meredith Lizza <[mlizza@microsoft.com](mailto:mlizza@microsoft.com)>; [supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org) <[supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org)>; Amanda

Murray <amanda.murray@lakeshoreadvantage.com>

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**To:** Lori Castello <lcastello@pcimi.com>  
**Cc:** Meredith Lizza <mlizza@microsoft.com>; supervisor@dorrtownship.org; Amanda Murray <amanda.murray@lakeshoreadvantage.com>  
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We can chat about more details before arriving, but wanted to see if that space would be open for now.

Thank you!

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Program Manager, Land Development  
(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

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**To:** [supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org)  
**Cc:** Amanda Murray; Meredith Lizza  
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Hello Jeff,

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Thank you and have a wonderful day!

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(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

## Jeff Miling

---

**From:** Ryan Ferrier <Ryan.Ferrier@lakeshoreadvantage.com>  
**Sent:** Tuesday, February 25, 2025 10:21 AM  
**To:** Bruce Morren; mieras@williams-works.com; Todd Boerman; Craig Atwood; Jason Derry; Jeff Miling  
**Cc:** Amanda Murray; Colin Cady  
**Subject:** Re: Lakeshore Advantage: Microsoft Meeting

Good morning, everyone,

Just a friendly reminder about our Microsoft meeting this Thursday at 11:00 AM. There isn't a formal agenda, and no preparation is needed. Microsoft's engineering team will be sharing some exhibits and discussing more details about off-site infrastructure. **Lunch will be provided.**

Thanks,

**Ryan Ferrier**  
*Business Solutions Manager*



**Lakeshore Advantage**  
65 E. 7<sup>th</sup> Street, Holland, MI 49423  
616.772.5226 x203  
[lakeshoreadvantage.com](http://lakeshoreadvantage.com)  
[LinkedIn](#) • [Facebook](#)

>> *We've moved! Be sure to update your records.*

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**From:** Ryan Ferrier <Ryan.Ferrier@lakeshoreadvantage.com>  
**Date:** Monday, February 10, 2025 at 2:05 PM  
**To:** Bruce Morren <bmorren@live.com>, mieras@williams-works.com <mieras@williams-works.com>, Todd Boerman <todd@vkcivil.com>, Craig Atwood <catwood@alleganroads.org>  
**Cc:** Amanda Murray <amanda.murray@lakeshoreadvantage.com>  
**Subject:** Lakeshore Advantage: Microsoft Meeting

Hi all,

I'm reaching out on behalf of the Microsoft team to arrange a follow-up in-person meeting on Thursday, February 27th, from 11:00 am to 3:00 pm to further discuss some of the infrastructure needs for the project. The meeting room at the PCI office in Dorr has been reserved, and lunch will be provided. Could you please let me know your availability?

The Microsoft team will be meeting with the Allegan County Drain Commission earlier that day and suggested 11:00 am for our meeting. They anticipate needing about an hour and a half, but they may require additional time to travel to PCI.

Thank you,

**Ryan Ferrier**  
*Business Solutions Manager*



**Lakeshore Advantage**  
65 E. 7<sup>th</sup> Street, Holland, MI 49423  
616.772.5226 x216  
[lakeshoreadvantage.com](http://lakeshoreadvantage.com)  
[LinkedIn](#) • [Facebook](#)

>> *We've moved! Be sure to update your records.*

A black banner for an annual meeting. On the left, the text "Annual Meeting" is in a large, bold, white font, with "02.20.2025" below it. In the center, there is a white line-art illustration of a city skyline with several skyscrapers. On the right, the text "Presenting Sponsor:" is in a small white font, above the "Pioneer CONSTRUCTION" logo, which features the word "Pioneer" in a large, bold, serif font and "CONSTRUCTION" in a smaller, bold, sans-serif font below it.

**Annual Meeting**  
02.20.2025  
Presenting Sponsor:  
**Pioneer**  
CONSTRUCTION

## Jeff Miling

---

**From:** Jonah Mills (Olsson Inc) <v-jonahmills@microsoft.com>  
**Sent:** Thursday, February 6, 2025 1:04 PM  
**To:** lcastello@pcimi.com  
**Cc:** Meredith Lizza; Jeff Miling; Amanda Murray  
**Subject:** Fw: Dorr Township Microsoft Development - February 26-27 Trip

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**Subject:** Dorr Township Microsoft Development - February 26-27 Trip

Hello Jeff,

I wanted to thank you for the time and input you and the staff provided to our team during our in-person visit in January. I will be in town on February 26-27 and would like to coordinate a follow-up in-person meeting to discuss the project if you are available to meet. My intent would be to discuss in more detail your site plan approval process, grading permits, development agreement, water/sewer projects, and roadway projects around our site. Having PCI, water/sewer team, and roadway commission present would be value added for our team if you are open to that idea.

We can be available on 2/27/2025 from 11:00 AM EST to 3 PM EST. Please let me know what time would work for you all, and my team can plan around that time.

Thank you and have a wonderful day!

**Jonah Mills, PMP**  
Program Manager, Land Development  
(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

## Jeff Miling

---

**From:** Jonah Mills (Olsson Inc) <v-jonahmills@microsoft.com>  
**Sent:** Thursday, January 30, 2025 4:30 PM  
**To:** Jeff Miling  
**Cc:** Amanda Murray; Meredith Lizza; Chris Irwin  
**Subject:** Dorr Township Microsoft Development - February 26-27 Trip

Hi Jeff,

It was great meeting you earlier this month! I wanted to follow up and extend our thanks for the in-person meetings we held at your office. It was extremely helpful for our team to get a better idea of what you and other local leaders were excited about, as well as items you want to prepare for, as Microsoft makes plans to develop in your township.

We will be back in town from 26-27 February, and I wanted to see if you are open to meeting again with some of your team or other local leaders who you might find beneficial to our project. If you would like to have a phone call, I will be available earlier next week and we can discuss the trip, just let me know.

We are really looking forward to meeting with you and continuing our partnership with the Dorr Township.

Thank you,

**Jonah Mills, PMP**  
Program Manager, Land Development  
(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

## Jeff Miling

---

**From:** Jonah Mills (Olsson Inc) <v-jonahmills@microsoft.com>  
**Sent:** Thursday, April 24, 2025 3:52 PM  
**To:** Lori Castello; Jeff Miling  
**Cc:** Meredith Lizza; Amanda Murray; Michael Stockwell  
**Subject:** Re: Dorr Township Microsoft Development - February 26-27 Trip

Hi Lori and Jeff,

I wanted to reach out and let you know that tomorrow will be my last day working on the Dorr Township Microsoft project. Michael Stockwell (cc'd) will be the land development project lead from our team taking my place, while Meredith still leads our community engagement efforts.

It was a pleasure meeting you all in January and February this year during our meetings. I really appreciate all the help you provided our team as we navigate the local development process and move the project forward. Please do not hesitate to contact Mike and Meredith to connect with our team with any questions you may have.

Thank you!

**Jonah Mills, PMP**  
Program Manager, Land Development  
(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

---

**From:** Jonah Mills (Olsson Inc) <v-jonahmills@microsoft.com>  
**Sent:** Thursday, March 13, 2025 9:53 AM  
**To:** Lori Castello <lcastello@pcimi.com>; Jeff Miling <supervisor@dorrtownship.org>  
**Cc:** Meredith Lizza <mlizza@microsoft.com>; Amanda Murray <amanda.murray@lakeshoreadvantage.com>  
**Subject:** Re: Dorr Township Microsoft Development - February 26-27 Trip

Lori,

This is fantastic. Thank you! We will share with the team and our attorney and get to work on the various items. Will reach out if anything comes up in the meantime.

Thank you,

**Jonah Mills, PMP**  
Program Manager, Land Development  
(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

---

**From:** Lori Castello <lcastello@pcimi.com>  
**Sent:** Thursday, March 13, 2025 8:45 AM  
**To:** Jonah Mills (Olsson Inc) <v-jonahmills@microsoft.com>; Jeff Miling <supervisor@dorrtownship.org>  
**Cc:** Meredith Lizza <mlizza@microsoft.com>; Amanda Murray <amanda.murray@lakeshoreadvantage.com>  
**Subject:** [EXTERNAL] Re: Dorr Township Microsoft Development - February 26-27 Trip

Good afternoon, Jonah,

Yes- and I apologize for the delayed response!

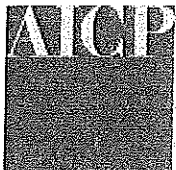
My responses are after each of your comments below.

1. **@Lori Castello** could you send me the latest Dorr Township site plan application? Jason from PCI said you have a new and improved application that is about 3 pages that might not be online yet. **Attached please find three documents: Rezoning, Site Plan, and Escrow Form. I am attaching the rezoning as well as I think a PUD might be a better development path for you- it will allow some flexibility and give the township some more in depth certainty than a simple site plan. It will also trigger a public hearing which will give the residents the opportunity to learn more about what is happening and allow for phasing.**
2. **@Jeff Miling** or **@Lori Castello** can you please send over your estimated hourly rates and reviewer names for the development agreement for our project? I would like to create the escrow account document memorandum of understanding for you to review. This will capture any legal and engineering review fees the township will need to be reimbursed for from Microsoft, and was brought up in our past conversations we have had. **Reviewers will include the Township Engineer (Williams and Works), Township Attorney, Cliff Bloom, and us at PCI. For review or hourly rates, Jeff will need to chime in for the other entities but for PCI all planning and zoning reviews are charged at \$125/hour. Additional outside agencies include the Allegan County Drain Commissioners Office, Road Commission, EGLE, Allegan County Health Department (for SESC). Preconstruction reviews will be built into the building permit fees and calculated based on a formula. I would suggest the escrow amount be determined based on two different options: If you plan for the Township to use it for Planning/Engineering/Legal fees only, or if you want the Township to pay the other outside agencies. As I don't often see engineering and other outside agency invoicing, I would suggest that you offer an amount that would cover these transactions, and I will have the Township Attorney review your terms.**
3. **@Lori Castello** one of the items we addressed in our meeting with Jason was the need for a special use permit for storage of equipment outside of buildings, as you stated in the zoning determination letter last year for our property (see attached for reference). I pointed out to Jason that we install permanent generators and mechanical equipment in the gen yards outside of our buildings (cooling structures, utility lines connections, etc.). Does this fall under the SUP requirement, or would those items in our generator yard be considered permanent structures that do not require a SUP? He mentioned the SUP is generally reserved for inventory or miscellaneous items that businesses might store outside temporarily, but I wanted to confirm you had the same interpretation of the code. **Yes that is correct- that would not count as outdoor storage.**  
I hope this helps. If you'd like any further information please reach out at your convenience, and I will get back to you in a much more timely manner. 🙏

Have a great day!

*Please use my direct dial number listed below for fastest service.*

**Lori Castello, AICP**  
Zoning Administrator  
Professional Code Inspections of Michigan Inc.  
1575 142nd Ave.  
Dorr, Michigan 49323  
☎ Office: 616.877.2000 ext. 213 ☎ Direct: 616.888.6156  
✉ Email [lcastello@pcimi.com](mailto:lcastello@pcimi.com)



---

**From:** Jonah Mills (Olsson Inc) <[v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com)>  
**Sent:** Wednesday, March 12, 2025 12:46 PM  
**To:** Jeff Miling <[supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org)>; Lori Castello <[lcastello@pcimi.com](mailto:lcastello@pcimi.com)>  
**Cc:** Meredith Lizza <[mlizza@microsoft.com](mailto:mlizza@microsoft.com)>; Amanda Murray <[amanda.murray@lakeshoreadvantage.com](mailto:amanda.murray@lakeshoreadvantage.com)>  
**Subject:** Re: Dorr Township Microsoft Development - February 26-27 Trip

Hi Lori,

Do you have any feedback on my requests below? Happy to hop on a call if that is easier to discuss.

Thank you,

**Jonah Mills, PMP**  
Program Manager, Land Development  
(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

---

**From:** Jonah Mills (Olsson Inc)  
**Sent:** Tuesday, March 4, 2025 4:06 PM  
**To:** Jeff Miling; Lori Castello  
**Cc:** Meredith Lizza; Amanda Murray  
**Subject:** Re: Dorr Township Microsoft Development - February 26-27 Trip

Hi Lori and Jeff,

It was great connecting with your team again last week to discuss the Microsoft project. I would like to follow up with some information requests that I hope you can help me with that came out of our meeting.

1. @Lori Castello could you send me the latest Dorr Township site plan application? Jason from PCI said you have a new and improved application that is about 3 pages that might not be online yet.
2. @Jeff Miling or @Lori Castello can you please send over your estimated hourly rates and reviewer names for the development agreement for our project? I would like to create the escrow account document memorandum of understanding for you to review. This will capture any legal and engineering

review fees the township will need to be reimbursed for from Microsoft, and was brought up in our past conversations we have had.

3. @Lori Castello one of the items we addressed in our meeting with Jason was the need for a special use permit for storage of equipment outside of buildings, as you stated in the zoning determination letter last year for our property (see attached for reference). I pointed out to Jason that we install permanent generators and mechanical equipment in the gen yards outside of our buildings (cooling structures, utility lines connections, etc.). Does this fall under the SUP requirement, or would those items in our generator yard be considered permanent structures that do not require a SUP? He mentioned the SUP is generally reserved for inventory or miscellaneous items that businesses might store outside temporarily, but I wanted to confirm you had the same interpretation of the code.

Thank you for your help thus far. We look forward to continuing our partnership with you all!

**Jonah Mills, PMP**

Program Manager, Land Development

(e) [v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com) (p) 256.613.3197

---

**From:** Jeff Miling <[supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org)>

**Sent:** Wednesday, February 12, 2025 11:44 AM

**To:** Lori Castello <[lcastello@pcimi.com](mailto:lcastello@pcimi.com)>; Jonah Mills (Olsson Inc) <[v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com)>

**Cc:** Meredith Lizza <[mlizza@microsoft.com](mailto:mlizza@microsoft.com)>; Amanda Murray <[amanda.murray@lakeshoreadvantage.com](mailto:amanda.murray@lakeshoreadvantage.com)>

**Subject:** [EXTERNAL] RE: Dorr Township Microsoft Development - February 26-27 Trip

Hello Jonah,

I will be at the meeting on February 27<sup>th</sup> at 11 am at PCI.

***Jeff Miling***

***Dorr Township Supervisor***

***4196 18<sup>th</sup> Street***

***Dorr, MI 49323***

***Phone: 616-681-9874 Ext. 101***

***616-681-2411 Fax***

***<https://www.dorrtownshipmi.gov>***

**From:** Lori Castello <[lcastello@pcimi.com](mailto:lcastello@pcimi.com)>

**Sent:** Wednesday, February 12, 2025 12:31 PM

**To:** Jonah Mills (Olsson Inc) <[v-jonahmills@microsoft.com](mailto:v-jonahmills@microsoft.com)>

**Cc:** Meredith Lizza <[mlizza@microsoft.com](mailto:mlizza@microsoft.com)>; Jeff Miling <[supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org)>; Amanda Murray <[amanda.murray@lakeshoreadvantage.com](mailto:amanda.murray@lakeshoreadvantage.com)>

**Subject:** Re: Dorr Township Microsoft Development - February 26-27 Trip

Thanks for this! I don't have a sample; our policy is to have the developer draft something for review/approval by the Twp. It sounds like you are right on track.

Have a great day!

*Please use my direct dial number listed below for fastest service.*

## Jeff Miling

---

**From:** Michael Stockwell <mstockwell@microsoft.com>  
**Sent:** Monday, December 29, 2025 11:56 AM  
**To:** Jeff Miling; Meredith Lizza  
**Cc:** Vicki  
**Subject:** Re: Meeting with Dorr Township

Jeff, This is a great question that we don't yet have final numbers on. Traditionally we do not share our Power Consumption Information.

We generally sign a series of agreements with the power provider which would fund needed infrastructure improvements with the power utility to not only serve our site, but also improves the grid and funds additional power generation abilities for the provider. Along with the onsite jobs for our use and for the long term construction. These agreements also procure long term construction upgrade jobs for the power provider as well.

As part of our messaging, we will make sure to include some language on this topic so that we can get the right information out to the public.

Mike Stockwell, P.E.  
Land Development and Permitting Program Manager  
M: (708) 334-7764  
[mstockwell@microsoft.com](mailto:mstockwell@microsoft.com)



Classified as Microsoft Confidential

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**From:** Jeff Miling <supervisor@dorrtownship.org>  
**Sent:** Monday, December 29, 2025 10:05 AM  
**To:** Meredith Lizza <mlizza@microsoft.com>; Michael Stockwell <mstockwell@microsoft.com>  
**Cc:** Vicki <office@dorrtownship.org>  
**Subject:** [EXTERNAL] RE: Meeting with Dorr Township

Some people who received this message don't often get email from supervisor@dorrtownship.org.  
[Learn why this is important.](#)

Hello Meredith,  
Do you know about the amount of power the Microsoft data center would use?

**Jeff Miling**  
**Dorr Township Supervisor**  
**1683 142 Ave.**  
**Dorr, MI 49323**  
**Direct Line: 616-359-9164**  
**Main Line: 616-681-9874 Ext. 101**  
**616-681-2411 Fax**  
**<https://www.dorrtownshipmi.gov>**

**From:** Meredith Lizza <mlizza@microsoft.com>  
**Sent:** Tuesday, December 23, 2025 10:41 AM  
**To:** Jeff Miling <supervisor@dorrtownship.org>; Michael Stockwell <mstockwell@microsoft.com>  
**Cc:** Vicki <office@dorrtownship.org>  
**Subject:** Re: Meeting with Dorr Township

Hello Jeff,

Thanks so much for reaching out and I hope you're having a good holiday season, though it sounds somewhat busy from the below. I can go ahead and get you started with a number of our resources that we have created regarding water, utilities, jobs, noise, etc. I've included a link to all of these FAQs below. You'll note these are general, but I can work with our comms team on getting something focused on the Dorr project specifically. I also have added a link to our Des Moines video. It shows how our datacenter has operated there.

I also have some resources from Consumers, but I want to double check with them which might be most pertinent.

Water

Lighting

Noise

Des Moines

Outside of these resources, would you have some time, even after the first of the year, to connect on a teams meeting? I'd really like to hear more about what you experienced at your meeting and get some additional details?

Thanks again and I look forward to chatting more soon.

Happy Holidays!  
Meredith

**Meredith Lizza**  
Senior Community Affairs Manager – AMERS Midwest  
Cloud Operations + Innovation

Classified as Microsoft Confidential

---

**From:** Jeff Miling <supervisor@dorrtownship.org>  
**Sent:** Monday, December 22, 2025 1:03 PM  
**To:** Meredith Lizza <mlizza@microsoft.com>; Michael Stockwell <mstockwell@microsoft.com>  
**Cc:** Vicki <office@dorrtownship.org>  
**Subject:** [EXTERNAL] Meeting with Dorr Township

You don't often get email from [supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org). [Learn why this is important](#)  
Hello Meredith and Michael,

The residents are getting very angry about the Microsoft Data Center coming into Dorr Township (info from social media or news).

Some came to our meeting and were concerned about water, electricity, noise, and lighting.

I tried to address their concerns, but they would not listen to me. I told them I would try to arrange a Meeting (Q & A) with Microsoft and our township.

Would also be nice if we have a video of how Microsoft Data Center would work in our community (about water, electricity, noise, and lighting).

Thanks

***Jeff Miling***

***Dorr Township Supervisor***

***1683 142 Ave.***

***Dorr, MI 49323***

***Direct Line: 616-359-9164***

***Main Line: 616-681-9874 Ext. 101***

***616-681-2411 Fax***

***<https://www.dorrtownshipmi.gov>***

## Jeff Miling

---

**From:** Jeff Miling  
**Sent:** Tuesday, December 23, 2025 1:39 PM  
**To:** 'Chandler Stanton'; 'Dan Weber (townlineelectric@aol.com)'; 'Debbie Sewers'; 'John Tuinstra'; 'Pat Champion (pchampion958@gmail.com)'; Sheila Reitz  
**Cc:** David T. Young (Dyoung880@gmail.com)  
**Subject:** FW: Meeting with Dorr Township

Hello Everyone,  
I reached out to Microsoft, and this is the info that was sent so far.  
Waiting for Consumers Energy

**Jeff Miling**  
**Dorr Township Supervisor**  
**1683 142 Ave.**  
**Dorr, MI 49323**  
**Direct Line: 616-359-9164**  
**Main Line: 616-681-9874 Ext. 101**  
**616-681-2411 Fax**  
**<https://www.dorrtownshipmi.gov>**

---

**From:** Meredith Lizza <mlizza@microsoft.com>  
**Sent:** Tuesday, December 23, 2025 10:41 AM  
**To:** Jeff Miling <supervisor@dorrtownship.org>; Michael Stockwell <mstockwell@microsoft.com>  
**Cc:** Vicki <office@dorrtownship.org>  
**Subject:** Re: Meeting with Dorr Township

Hello Jeff,

Thanks so much for reaching out and I hope you're having a good holiday season, though it sounds somewhat busy from the below. I can go ahead and get you started with a number of our resources that we have created regarding water, utilities, jobs, noise, etc. I've included a link to all of these FAQs below. You'll note these are general, but I can work with our comms team on getting something focused on the Dorr project specifically. I also have added a link to our Des Moines video. It shows how our datacenter has operated there.

I also have some resources from Consumers, but I want to double check with them which might be most pertinent.

[Water](#)

[Lighting](#)

[Noise](#)

[Des Moines](#)

Outside of these resources, would you have some time, even after the first of the year, to connect on a teams meeting? I'd really like to hear more about what you experienced at your meeting and get some additional details?

Thanks again and I look forward to chatting more soon.

Happy Holidays!  
Meredith

**Meredith Lizza**  
Senior Community Affairs Manager – AMERS Midwest  
Cloud Operations + Innovation

Classified as Microsoft Confidential

---

**From:** Jeff Miling <[supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org)>  
**Sent:** Monday, December 22, 2025 1:03 PM  
**To:** Meredith Lizza <[mlizza@microsoft.com](mailto:mlizza@microsoft.com)>; Michael Stockwell [mstockwell@microsoft.com](mailto:mstockwell@microsoft.com)  
<[mstockwell@microsoft.com](mailto:mstockwell@microsoft.com)>  
**Cc:** Vicki <[office@dorrtownship.org](mailto:office@dorrtownship.org)>  
**Subject:** [EXTERNAL] Meeting with Dorr Township

You don't often get email from [supervisor@dorrtownship.org](mailto:supervisor@dorrtownship.org). [Learn why this is important](#)

Hello Meredith and Michael,

The residents are getting very angry about the Microsoft Data Center coming into Dorr Township (info from social media or news).

Some came to our meeting and were concerned about water, electricity, noise, and lighting.

I tried to address their concerns, but they would not listen to me. I told them I would try to arrange a Meeting (Q & A) with Microsoft and our township.

Would also be nice if we have a video of how Microsoft Data Center would work in our community (about water, electricity, noise, and lighting).

Thanks

**Jeff Miling**  
**Dorr Township Supervisor**  
**1683 142 Ave.**  
**Dorr, MI 49323**  
**Direct Line: 616-359-9164**  
**Main Line: 616-681-9874 Ext. 101**  
**616-681-2411 Fax**  
**<https://www.dorrtownshipmi.gov>**

# williams & works

engineers | surveyors | planners

microSOFT  
ESCROW.

Dorr Township  
4196 18th Street  
Dorr, MI 49323

January 25, 2025  
Invoice No: 99881  
Project No: 205119:  
Billing To: Jan 25, 2025

Attn: Mr. Jeff Miling

Re: General Engineering

Project Juneberry Meeting

Professional Services:

\$715.93

**TOTAL NOW DUE**

**\$715.93**

pd.

Payment Due Upon Receipt

Approved 3-4-2025  
Jeffrey H. Miling  
Microsoft ESCROW

**Bloom Sluggett, PC**

161 Ottawa Ave NW, Ste. 400  
Grand Rapids, MI 49503  
(616) 965-9340

*Jureberry  
micro soft*

February 6, 2025

Dorr Township  
Attn: Jeff Miling, Township Supervisor  
4196 - 18th Street  
Dorr, MI 49323

Re: 19182-004  
Dorr Twp-General Municipal

Enclosed is invoice 26068, which covers services through 1/31/2025. This invoice, dated 2/6/2025, is for \$808.50. Prompt payment of your total balance is appreciated and is due 30 days from invoice date.

**Billing Summary**

|                                       |                 |
|---------------------------------------|-----------------|
| Total for services rendered           | <b>\$808.50</b> |
| Total expenses                        | \$0.00          |
| Total previous balance                | \$0.00          |
| Total payments and other transactions | \$0.00          |
| <b>Balance Due</b>                    | <b>\$808.50</b> |

*Pd.*

If you have questions, please call us at (616) 965-9340. Thank you.

*Approved 2-10-25  
Jeff Miling  
Micro Soft ESCROW*

Enclosure

# williams & works

engineers | surveyors | planners

ESCROW  
funds

Dorr Township  
4196 18th Street  
Dorr, MI 49323

Attn: Mr. Jeff Miling

Re: General Engineering

February 22, 2025

Invoice No: 99966

Project No: 205119:

Billing To: Feb 22, 2025

Project Juneberry Meeting with Township Attorney

Professional Services:

\$457.93

**TOTAL NOW DUE**

**\$457.93**

Payment Due Upon Receipt

pd  
3-17-25

# williams&works

engineers | surveyors | planners

*Copy  
for  
escrow*

Dorr Township  
4196 18th Street  
Dorr, MI 49323

March 29, 2025  
Invoice No: 100179  
Project No: 205119:  
Billing To: Mar 29, 2025

Attn: Mr. Jeff Miling

Re: General Engineering

Project Juneberry Meeting

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Professional Services:

\$414.93

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**TOTAL NOW DUE**

**\$414.93**

Payment Due Upon Receipt

*50-20-A  
pp*

Escrow

COPY



1575142nd Ave, Dorr, MI 48323  
Ph: (616) 877-2000 Fax: (616) 877-4455  
www.pcimil.com

Dorr Twp  
1683 142nd Ave  
Dorr, MI 49323  
Phone: 616-681-9874  
Email: clerk@dortownship.org

### Invoice 10577

|              |              |
|--------------|--------------|
| Date         | Nov 30, 2025 |
| Terms        | Net 30       |
| Service Thru | Nov 30, 2025 |

#### In Reference To: (Labor)

| Date                        | By | Services   | Rate      | Hours       | Amount          |
|-----------------------------|----|--|-----------|-------------|-----------------|
| <b>Enforcement</b>          |    |  |           |             |                 |
| 11/06/2025                  | CD | Site Visit 4092 Janet Dr. Photos, Closed Complied Letter tall grass, Chase, update BSA   | \$ 75.00  | 1.25        | \$ 93.75        |
| 11/07/2025                  | CD | Site visit 4148 21st st and 4130 21st St, Photos Zoning Dispute and easment conflicts, Meet on prop complainant LaHai, also compl for off road track encroaching. Check with zoning Garrett for Rd. or drive status, which was converted to private rd. Damage to easement referred back as civil matter. Sent copy of Declaration. Update BSA | \$ 75.00  | 1.50        | \$ 112.50       |
| 11/18/2025                  | CD | Site Call in 2619 Fays Ln, Arik, caller has land dispute with neighbor, fencing, civil issue as its been surveyed, Arik beleived Twp is responsible. Civil issue.  | \$ 75.00  | 0.25        | \$ 18.75        |
| 11/18/2025                  | CD | Site Call 1279 144th Ave Blight, schedule followup for inspection on 19th, update bsa.   | \$ 75.00  | 0.25        | \$ 18.75        |
| 11/21/2025                  | CD | Site Visit 1279 144th Ave Steegsstra Blight Judgement, Photos, Closed as Complied Letter Sent, update BSA  | \$ 75.00  | 1.25        | \$ 93.75        |
| <b>Enforcement Total:</b>   |    |  |           | <b>4.50</b> | <b>\$337.50</b> |
| <b>Legal Notices</b>        |    |  |           |             |                 |
| 11/25/2025                  | LC | Notices of Adoption 08 and 09 draft/publish  | \$ 50.00  | 1.50        | \$ 75.00        |
| <b>Legal Notices Total:</b> |    |  |           | <b>1.50</b> | <b>\$75.00</b>  |
| <b>Meeting Attendance</b>   |    |  |           |             |                 |
| 11/17/2025                  | LC | planning meeting with Microsoft  | \$ 125.00 | 2.00        | \$ 250.00       |

Thank you for choosing PCI as your community development partner.  
Please make checks payable to Professional Code Inspections of Michigan.