

**Ganges Township Planning Commission**  
**Regular Monthly Meeting Minutes for November 26, 2024**  
**Ganges Township Hall**  
**119th Avenue and 64th Street**  
**Fennville MI, Allegan County**

**I. Call to Order and Roll Call**

Chair: Jackie **DeZwaan** called the meeting to order at 7:00 pm

Roll Call: Chair: Jackie **DeZwaan** – Present

Vice Chair: Dale **Pierson** – Present

Secretary: Phil **Badra** – Present

Commissioner: Edward **Gregory** – Present

Commission Trustee: Dick **Hutchins** – Present

Zoning Administrator: Tasha **Smalley** – Absent

**II. Additions to the Agenda and adoption**

Motion made by Gregory seconded by Badra to adopt the agenda as presented. Motion passed.

**III. General Public Comments – None.**

**IV. Correspondence and upcoming Seminars**

Pierson to the PC REGARDING Energy Storage facilities.

Pierson to the PC REGARDING WECS

Badra letter to Sauck

Bouchard to Badra REGARDING Final Ordinance Draft

Smalley to Dezwaan REGARDING November 26 meeting

Smalley to PC REGARDING Lund permits

No seminars but info on a new MTA ordinance book was handed out.

**V. Public Hearing – None.**

**VI. Approval of Prior Minutes**

Motion made by Pierson seconded by Hutchins to approve the October 22, 2024 minutes as corrected.  
Motion passed.

Motion made by Pierson seconded by Hutchins to approve the October 29, 2024 minutes as corrected.  
Motion passed.

## **VII. Old Business**

1. Zoning Ordinance Update. DeZwaan stated the Final Draft is on the website. Badra stated that hard copies will be mailed to the Township Hall for pickup.

Pierson presented an Energy Storage Facility Ordinance which was discussed. All agreed that it should be added to the Ordinance when it is presented at the public hearing. Since our wind, solar and energy storage ordinances are not (CREO) Compatible Renewal Energy Ordinances, Pierson is concerned that a developer may bypass the State and bring large facilities to the Township PC for approval. Pierson suggests adding to: AA.1 - Wind Energy Conversion System (WECS). This ordinance shall only apply to facilities of less than 100 MW. For Solar Farms EE.1 Add-This ordinance shall only apply to facilities of less than 50 MW. For Energy Storage Facility FF. Add – These facilities are only allowed in non-prime farmlands Class V through VIII as determined by the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). This ordinance shall only apply to facilities of less than 50 MW. All agreed that these changes should be made to the Ordinance.

2. Future meeting dates. It was discussed that the Kramer Site Plan and a Site Plan for a campground may be on the agenda in January. It was agreed that the public hearing for the Ordinance update will be in March 2025.

## **VIII. New Business- None**

## **IX. Administrative Updates**

- a. Township Board - Hutchins asked about permits for Lake Michigan shore line armoring. Pierson responded that EGLE does not require them. DeZwaan asked Hutchins to bring up to the Board an increase in fees for projects started without prior approval.
- b. Zoning Board of Appeals – Pierson stated they have two appeals December 16.
- c. Zoning Administrator – No report.

## **X. Future Meeting Dates – December 24, 2024 cancelled. January 28, 2025.**

## **XI. General Public Comments – None.**

## **XII. Adjournment – Motion made by Gregory, seconded by Pierson to adjourn. Motion passed. Meeting adjourned at 8:11 pm.**

### **Submitted by**

Phillip Badra

Planning Commission Secretary