

Charter Township of Gun Plain  
Planning and Zoning Commission  
Minutes of May 20, 2026

Members present; Bennett, Sullivan, McHugh, Albertson-Stowell, Novick,  
Shannon, Webber

**Motion** by Sullivan 2<sup>nd</sup> Novick to approve the minutes of April 15, 2026 Approved  
**Motion** by Sullivan 2<sup>nd</sup> Novick to approve the Agenda as amended; item #4 is for  
non agenda items and under Old Business add Public Comment as item #1.  
Approved

**New Business**

Public Hearing for Ordinance #194 Rezoning request from R-2 to Agricultural for  
Kyle Perry 1183 107<sup>th</sup> Ave., Parcel # 03-08-018-011-20.

**Motion** by Webber 2<sup>nd</sup> Shannon to open the Public Hearing for Ordinance #194  
Rezoning request. Approved

**Motion** by Sullivan 2<sup>nd</sup> Novick to close the Public Hearing Approved

The Planning Commission went through the Zoning Map Amendment Criteria  
(attached).

**Motion** by Webber 2<sup>nd</sup> Bennett to recommend the Gun Plain Township Board of  
Trustees approve the request for the rezone of Parcel # 03-08-018-011-20 from  
R-2 to AG for Kyle Perry 1183 107<sup>th</sup> Ave.

Shannon-yes, Novick-yes, Sullivan-yes, Bennett-yes, Albertson-Stowell-yes,  
McHugh-yes, Webber-yes. Approved

**Old Business**

Public Comment (?-indicates no name given)

?-Safety concerns, has a list for us to read and does not believe what the  
company says.

Tim-Lives off grid. How long will batteries last? Concerned with battery  
deterioration.

Katie-She is opposed to this and has fire training concerns and aging batteries.

Allie-Information for the Board to read. There is a bald eagle nest in the area.

Moratorium on Data Centers should be one year.

John Beck 413 Riverview-He is prepared to fight the State.

?-Who has an NDA?

Bob Taylor-Damage from weather, are they safe?

Shelley Simons-Extend the moratorium on the Data Center.

?-Water usage concerns. Stated they use 300 million gallons per day.

Bob Petrick 393 Riverview-What type of notification system if there is a problem?

What about property values? Extend the Data Center moratorium.

Deb-How are they recharged? How will it affect our electric? How many rural  
sites? What about fire training? Extend the moratorium.

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Elizabeth-Extend the moratorium. This impacts the whole community.

Wendy Pedrolini-Extend the moratorium on Data Centers.

Tasha-Extend the moratorium. Concerned with fire safety, noise, water, health and de-commissioning. Would CIP people want to live next to this?

Lyssa-Concerns with fire and emergency staffing, strain on the power grid.

?-Why didn't the community know? Can they add to it? Containment during fire?

Township doesn't need someone to come in and tell us what they need.

Kelly Riverview Dr.-Close the battery center. Doesn't believe that a Data Center is not on the horizon. Doesn't want this. Moratorium should be one year.

Environmental concerns, property values, electric rates and quality of life.

Kathy Crum 6<sup>th</sup> Ave-Evacuation plan? Extend the moratorium.

Mark-Effects from a fire and clean up.

**Motion** by Shannon 2<sup>nd</sup> Sullivan to close the public comment. Approved

**1. Special Land Use and Site Plan for Heron Energy Storage LLC**

Provide information on soil, sound, property values, and drainage of water, access drive, screening and power flow structure.

An emergency plan not just for Fire Departments also the Allegan County Emergency Department.

Decommissioning Plan at 110% to account for inflation.

Register of Deeds

Any change of ownership must be brought to the Township first.

Assurity bond must stay in place.

No stacking of batteries

Hours of construction operation.

Complaint resolution procedure-monthly /bi-monthly list of complaints

Permits from Drain Commission, Road Commission, EGLE.

Must comply with State, Local, County and Federal laws.

**Motion** by Shannon 2<sup>nd</sup> Sullivan to table this until the June meeting. Approved

**2.Data Center Ordinance**

The Moratorium has been extended to one year.

Dr. Sara Mills will hold a meeting on August 31<sup>st</sup> in Dorr Township for township officials regarding Data Center ordinances.

**3.In-law suite, Accessory Dwelling Units Ordinance-Tabled**

**4. Ordinance #191 Shooting Range-Corrections needed, should read feet not yards and will need to be reposted.**

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**Zoning Administrator**

It was suggested at the Township Board meeting that an Ad Hoc group should be formed to address Data Center Ordinance language. Since the moratorium has been extended to one year and we will be attending the meeting with Dr. Sara Mills we opted to wait until the September meeting to revisit that suggestion.

**Motion** by McHugh 2<sup>nd</sup> Webber to adjourn Approved

D.Webber

Kyle Perry

1183 107th Ave

Zoning R-2  
to Agri.

# 03-08-018-011-20

C. Zoning Map Amendment Criteria

In considering any petition for an amendment to the Zoning Map, the Planning Commission and Township Board shall consider the following criteria in making its findings, recommendations and decision:

OK 1. Consistency with the goals, policies and future land use map of the Gun Plain Charter Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.

OK 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted under the current zoning.

OK 3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) of the uses permitted under the current zoning.

OK 4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

OK 5. The capacity of Township utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.

N/A The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

7. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land in the Township currently zoned and available to accommodate the demand.

8. The boundaries of the requested rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the zoning district listed in the Schedule of Regulations.

9. If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.

10. If the request is for a specific use, is rezoning the land more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use?

11. The requested rezoning will not create an isolated and unplanned spot zone.

12. The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.