



10128 Pence Hwy, Blissfield MI 49228

September 15, 2026, 7:00 p.m. – Ogden Township Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Vice Chair S. Novak called the meeting to order. All in attendance stood for the Pledge of Allegiance. Committee members in attendance included S. Novak, G Zimmanck, W. Vandebusch, and J. VanCamp. G Meyer was absent.

ADOPT AGENDA

- J. VanCamp motioned to adopt an agenda similar to the August 18th agenda, due to Chair G. Meyer's absence. G. Zimmanck supported. Motion carried.

APPROVE PREVIOUS MEETING MINUTES

- J. VanCamp motioned to approve the August 18th meeting minutes. W. Vandebusch supported. Motion carried.

COMMUNICATIONS

- J. VanCamp provided a pamphlet from the ITC Power Transmission Lines meeting he attended in Ida Michigan today.

NEW BUSINESS

- Kade Peck, Region 2 planner,
 - Presented the commission members with a sampling of survey questions. He will tailor them to our Township needs and will present it at the next planning commission meeting for review.
 - Provided a copy of the Franklin Township Master Plan as an example of his work. The planning commission will review. It can be tailored to our needs as we move forward.
- The commission had some discussions around how we may possibly send the survey to the Township residents.

PUBLIC COMMENT

No public comment was offered.

ADJOURNMENT

- J. VanCamp motioned to adjourn the meeting. W. Vandebusch supported. Motion carried.

ACTION ITEMS

- G. Zimmanck to send the meeting minutes and the Q3 attendance records to the township clerk.

Minutes submitted by: Greg Zimmanck – Ogden Township Planning Commission Secretary



10128 Pence Hwy, Blissfield MI 49228

August 18, 2026, 7:00 p.m. – Ogden Township Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Chair G. Meyer called the meeting to order. All in attendance stood for the Pledge of Allegiance. Committee members in attendance included G. Meyer, S. Novak, G Zimmanck, and W. Vandenbusche. J. VanCamp was absent.

ADOPT AGENDA

- G. Zimmanck motioned to adopt the agenda. W. Vandenbusche supported. Motion carried.

APPROVE PREVIOUS MEETING MINUTES

- W. Vandenbusche motioned to approve the July 21st meeting minutes. G. Meyer supported. Motion carried.

COMMUNICATIONS

- None

NEW BUSINESS

- Kade Peck, Region 2 planner,
 - Kade Peck, Region 2 Planner, discussed developing a survey to gather demographic information from the township. He will communicate with the Planning Commission as the process moves forward.
 - The Planning Commission discussed options and what might be the best format for conducting the survey. Members of the Planning Commission will gather more information and discuss again at the next meeting.
 - Kade Peck will begin attending the Planning Commission's monthly meetings.
 - Kade Peck will also work on the proposed overlay, labeling the areas for industrial, wind, solar, and data center uses.

PUBLIC COMMENT

No public comment was offered.

ADJOURNMENT

- W. Vandenbusche motioned to adjourn the meeting. S. Novak supported. Motion carried.

ACTION ITEMS

- G. Zimmanck to send the meeting minutes from the last two meetings to the township clerk.

Minutes submitted by: Greg Zimmanck – Ogden Township Planning Commission Secretary



10128 Pence Hwy, Blissfield MI 49228

July 21, 2026, 7:00 p.m. – Ogden Township Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Chair G. Meyer called the meeting to order. All in attendance stood for the Pledge of Allegiance. Committee members in attendance included G. Meyer, S. Novak, W. Vandebusch, and J. VanCamp. Absent G Zimmanck.
- J. VanCamp motioned to appoint S Novak as secretary for the July 21st meeting in G. Zimmanck's absence. W. Vandebusch supported. Motion carried.

ADOPT AGENDA

- J. VanCamp motioned to adopt the agenda. W. Vandebusch supported. Motion carried.

APPROVE PREVIOUS MEETING MINUTES

- J. VanCamp motioned to approve the June 16th and July 7th meeting minutes. S. Novak supported. Motion carried.

COMMUNICATIONS

- Discussion of the proposal to join with Region 2 to develop the Master Plan.
- Discussion of hiring a Zoning Board of Appeals.
- Discussion of the process of setting a fee schedule once the ZBA is obtained.

NEW BUSINESS

- None

PUBLIC COMMENT

- Potential Public Survey platforms to eliminate double entries and to ensure residency of Ogden Township.

ADJOURNMENT

- J. VanCamp motioned to adjourn the meeting. W. Vandebusch. Motion carried.

ACTION ITEMS

- None

Minutes submitted by: Sara Novak – Ogden Township Planning Commission Vice Chair



10128 Pence Hwy, Blissfield MI 49228

July 7, 2026, 7:00 p.m. – Ogden Township Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Chair G. Meyer called the meeting to order. All in attendance stood for the Pledge of Allegiance. Committee members in attendance included G. Meyer, S. Novak, G. Zimmanck, W. Vandebusch, and J. VanCamp.

ADOPT AGENDA

- J. VanCamp motioned to adopt the agenda. W. Vandebusch supported. Motion carried.

APPROVE PREVIOUS MEETING MINUTES

- Meeting minutes from the last meeting were not reviewed during this special meeting. They will be reviewed during our next regularly scheduled meeting, July 21st.

COMMUNICATIONS

- N/A

NEW BUSINESS

MASTER PLAN DISCUSSION

- Kade Peck from Region 2 (Land Use Planner) discussed their goals for producing a usable Master Plan for our township. He provided samples and answered questions from each planning commission member.
- W. Vandebusch made the motion to present the Region 2 proposal as presented to the full Board at their next meeting scheduled for July 14. G. Zimmanck supported. Motion passed unanimously.
 - S. Novak will speak to the Board regarding the Region 2 proposal on behalf of the planning commission. G. Zimmanck will be there to help answer any questions, if needed.

PUBLIC COMMENT

- No public comment was offered.

ADJOURNMENT

- J. VanCamp motioned to adjourn the meeting. G. Zimmanck supported. Motion carried.

ACTION ITEMS

- S. Novak to speak with the Township Board with regards to the Region 2 Proposal.

Minutes submitted by: Greg Zimmanck – Ogden Township Planning Commission Secretary



10128 Pence Hwy, Blissfield MI 49228

June 16, 2026, 7:00 p.m. – Ogden Township Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Chair G. Meyer called the meeting to order. All in attendance stood for the Pledge of Allegiance. Committee members in attendance included G. Meyer, S. Novak, G. Zimmanck, W. Vandebusch, and J. VanCamp.

ADOPT AGENDA

- J. VanCamp motioned to adopt the agenda. W. Vandebusch supported. Motion carried.

APPROVE PREVIOUS MEETING MINUTES

- J. VanCamp motioned to approve the May 19th meeting minutes. G. Zimmanck supported. Motion carried.

COMMUNICATIONS

- The new copier/printer is available for use.
- J. VanCamp contacted the township attorney for advice regarding a question received about a housing addition on Pence Highway. The attorney advised that the property owner may proceed, provided all applicable State guidelines are followed.

NEW BUSINESS

- J. VanCamp contacted an individual regarding a zoning administrator and planning enforcement position for Ogden Township. He is optimistic that they may accept the position. They are going to put together a proposal and forward it to Josh.
- Region 2 proposal
 - J. VanCamp provided the Region 2 contractual agreement for the planning commission to review. The planning commission discussed options regarding the proposal.
 - J. VanCamp sent the Region 2 proposal to the attorney for review.

MASTER PLAN DISCUSSION

- G. Meyer will contact Region 2 asking them to attend a special meeting (date TBD) and provide examples of other township Master Plan documents that they have done.
- J. VanCamp will provide the FAA ruling to the planning commission for review.

PUBLIC COMMENT

- No public comment was offered.

ADJOURNMENT

- J. VanCamp motioned to adjourn the meeting. G. Zimmanck supported. Motion carried.

ACTION ITEMS

- G. Zimmanck will submit the approved meeting minutes and attendance records for Q2 to the Township clerk.

Minutes submitted by: Greg Zimmanck – Ogden Township Planning Commission Secretary



10128 Pence Hwy, Blissfield MI 49228

May 19, 2026- 7:00pm- Ogden Twp Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Vice Chair S. Novak called the meeting to order. All in attendance stood for pledge to flag. Committee members in attendance included S. Novak, G. Zimmanck, W. Vandebusch, J. VanCamp.

ADOPT AGENDA

- J. VanCamp motioned to adopt the agenda. G. Zimmanck supported. Motion carried.

APPROVE PREVIOUS MEETING MINUTES

- J. VanCamp motioned to approve the April 21st meeting minutes. W. Vandebusch supported. Motion carried.

COMMUNICATIONS

- J. VanCamp will send the ruling that was in front of the Michigan Court of Appeals to each of the planning commission members.

NEW BUSINESS

- The Board approved a new copier. They are determining if they will pursue a lease or purchase a new copier.

MASTER PLAN discussion

- Action Plan:
 - Members are asked to read chapters 2, 3, 4, and 10 from the ***Township Guide to Planning and Zoning.***
 - J. VanCamp reported reaching out to nearby townships regarding fee schedules and the search for a zoning administrator candidate. W. Vandebusch stated that he would visit the Madison Township office to speak with the zoning administrator. At the time of the meeting, no return calls had been received.

PUBLIC COMMENT

- No public comment was offered.

ADJOURNMENT

- J. VanCamp made a motion to adjourn the meeting. G. Zimmanck supported. Motion carried.

ACTION ITEMS

- G. Zimmanck will submit the approved meeting minutes to the Township clerk.
- Each member of the planning commission to work on the items listed under Action Plan.

Minutes submitted by: Greg Zimmanck – Ogden Township Planning Commission Secretary



10128 Pence Hwy, Blissfield MI 49228

April 21, 2026- 7:00pm- Ogden Twp Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Chair G. Meyer called the meeting to order. All in attendance stood for pledge to flag. Committee members in attendance included G. Meyer, S. Novak, G. Zimmanck, W. Vandebusch, J. VanCamp.

ADOPT AGENDA

- J. VanCamp motioned to adopt the agenda with an amendment to include discussion for ongoing education for the planning commission members. S. Novak supported. Motion carried.

APPROVE PREVIOUS MEETING MINUTES

- J. VanCamp motioned to approve the March 17th meeting minutes. W. Vandebusch supported. Motion carried.

COMMUNICATIONS

- Township provided copies of the book ***Township Guide to Planning and Zoning*** for each committee member.
- S. Novak spoke with Christina from the Palmyra planning commission regarding their master plan and demographics. Received good information on where to get the demographics for our township. She will begin the process of collecting that data.
- J. VanCamp recommended that the Board authorize the planning commission to have purchasing authority for miscellaneous supplies.
- The township is currently collecting bids for a new printer.
- J. VanCamp is following up with the Madison Township administrator regarding the position of zoning administrator.

NEW BUSINESS

MASTER PLAN discussion

- The planning commission has agreed we would like to follow the Master Plans for Riga and Deerfield townships to describe the definition of agriculture.
- Action Plan:
 - Work on the introduction.
 - Read chapters 1, 2, and 10 from the ***Township Guide to Planning and Zoning***.
 - Develop a fee schedule that will need to be adopted by the Board.
 - Look into the definition of temporary dwellings.

PUBLIC COMMENT

- No public comment.

ADJOURNMENT

- J. VanCamp made a motion to adjourn the meeting. S. Novak supported. Motion carried.

ACTION ITEMS

- G. Zimmanck will submit the approved meeting minutes to the Township clerk.
- S. Novak to begin collecting Ogden Township demographic data.
- Each member of the planning commission to work on the items listed under Action Plan.

Minutes submitted by: Greg Zimmanck – Ogden Township Planning Commission Secretary



10128 Pence Hwy, Blissfield MI 49228

March 17, 2026- 7:00pm- Ogden Twp Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Chair G. Meyer called the meeting to order. All in attendance stood for pledge to flag. Committee members in attendance included G. Meyer, S. Novak, G. Zimmanck, W. Vandebusch, J. VanCamp.

ADOPT AGENDA

- W. Vandebusch motioned to adopt the agenda with an amendment to include discussion for ongoing education for the planning commission members. S. Novak supported. Motion carried.

APPROVE PREVIOUS MEETING MINUTES

- J. VanCamp motioned to approve the January 20th meeting minutes. W. Vandebusch supported. Motion carried.

COMMUNICATIONS

- Township has approved a new printer. Josh will request timing of when that will be delivered and available for the planning commission to utilize.
- Josh communicated with the attorney that the IZO was adopted and requested they advise on next steps. Per the attorney's suggestion, next steps should include:
 - Set a zoning fee schedule
 - Appoint a Zoning Board of Appeals consisting of at least 3 members and 2 alternates.
 - 1 member must be a member of the planning commission.
 - An employee or contractor of the township may not serve as a member of the zoning board of appeals.
 - Hire a zoning administrator
 - Hire a planning consultant to help with the Master Plan.

TRAINING

- Greg Meyer asked about the purchase of copies of the book ***Township Guide to Planning and Zoning***. J. VanCamp made a motion to request the Board approve the purchase of 4 additional copies of the book for the rest of the planning commission. W. Vandebusch supported. Motion carried.
- The planning and zoning courses offered currently through the Michigan Township Association were not convenient times for any of the planning commission members. We will continue to watch and see what offering may become available later this year.

NEW BUSINESS

- J. VanCamp will request an audio-visual projector for use by the planning commission.

MASTER PLAN discussion

- G. Meyer would like each planning commission member to review the Master Plans for Riga and Deerfield's townships and be prepared to discuss at the next meeting.
- Sarah will try to obtain copies of the master Plan for Palmyra Township, which was just recently approved.

PUBLIC COMMENT

- Brief discussion with Anthony from Pattern Energy out of Houston Texas. In the next year they plan to have a Bat and Raptor study.

ADJOURNMENT

- J. VanCamp made a motion to adjourn the meeting. W. Vandenbusche supported. Motion carried.

ACTION ITEMS

- G. Zimmanck will submit the approved meeting minutes and attendance for Q1 2026 to the Township clerk.
- J. VanCamp to request approval to purchase 4 additional copies of ***Township Guide to Planning and Zoning*** from the Township Board. He will also request the purchase of audio-visual equipment to aid in reviewing the Master Plan.
- Each member of the planning commission to review the Master Plans for Riga and Deerfield Township and be prepared to discuss at the next meeting.
- S. Novak to request a copy of the master plan from Palmyra.

Minutes submitted by: Greg Zimmanck – Ogden Township Planning Commission Secretary



10128 Pence Hwy, Blissfield MI 49228

February 17, 2026- 7:00pm- Ogden Twp Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Chair G. Meyer called the meeting to order. All in attendance stood for pledge to flag. Committee members in attendance included G. Meyer, S. Novak, G. Zimmanck, W. Vandebusch, J. VanCamp.

ADOPT AGENDA

- J. VanCamp motioned to adopt the agenda with an amendment to include discussion for ongoing education for the planning commission members. G. Meyer supported. Motion carried.

APPROVE PREVIOUS MEETING MINUTES

- J. VanCamp motioned to approve the January 20th meeting minutes. S. Novak supported. Motion carried.

COMMUNICATIONS

- The Board has set a special meeting for Wednesday the 25th at 7pm regarding the interim zoning ordinance (IZO).
- There is a special meeting at the road commission office in Adrian on the 27th at 8 am.

NEW BUSINESS

- Leandra, the township clerk, sent an email to the planning commission on how to access the Michigan Township Association (MTA) website.
- Josh VanCamp shared with the commission a book titled the ***Township Guide to Planning and Zoning***. He will be looking into the price and recommend to the Board that a copy be purchased for each planning commission member as well as a copy for the Board.
- Sarah will send a link to the planning commission members that will provide details of what the surrounding townships have done, their master plans, fee schedules, and so forth. This should be used as a reference to help guide the commission members.
- Josh VanCamp suggested the planning commission members look into the training options available through the MTA. If there are any continuing education courses the members feel could be useful, bring those suggestions to the rest of the planning commission.

PUBLIC COMMENT

- Andrew Hall from Land & Liberty Coalition introduced himself and provided his business card to the planning commission members. He offered his assistance and to speak with any commission members if desired or needed.

ADJOURNMENT

- J. VanCamp made a motion to adjourn the meeting. S. Novak supported. Motion carried.

ACTION ITEMS

- G. Zimmanck will submit the approved meeting minutes to the Township clerk.
- S. Novak to send a link with information on the surrounding townships master plans.

Minutes submitted by: Greg Zimmanck – Ogden Township Planning Commission Secretary



10128 Pence Hwy, Blissfield MI 49228

January 20, 2026- 7:00pm- Ogden Twp Planning Commission Meeting

MEETING MINUTES

CALL TO ORDER/PLEDGE TO THE FLAG/ROLL CALL

- Planning Commission Chair G. Meyer called the meeting to order. All in attendance stood for pledge to flag. Committee members in attendance included G. Meyer, S. Novak, G. Zimmanck, W. Vandenbusche, J. VanCamp.

ADOPT AGENDA

- J. VanCamp motioned to adopt the agenda with an amendment to allow public comment at tonight's meeting. G. Zimmanck supported. Motion carried.

APROVE PREVIOUS MEETING MINUTES

- J. VanCamp motioned to approve the December 3rd meeting minutes. S. Novak supported. Motion carried.

COMMUNICATIONS

- Received communication from the Ogden Township lawyer regarding the open meetings act. This emailed communication was read by G. Meyer.

NEW BUSINESS

- Set the future meeting dates as the third Tuesday of every month at 7pm for 2026. Motion to accept made by G. Zimmanck. J. VanCamp supported. Motion carried.

PUBLIC COMMENT

- Kevon Martis provided context around how Deerfield Township has handled their Interim Zoning Ordinance.
- Rick Dennison asked some detailed questions and expressed his concerns. There was good discussion between the planning commission and Rick, providing clarification to his questions and listing some of the items the planning commission will need to address in the future.

ADJOURNMENT

- J. VanCamp made a motion to adjourn the meeting. W. Vandenbusche supported. Motion carried.

ACTION ITEMS

- G. Zimmanck will submit the approved meeting minutes and next meeting dates to the Township clerk.

Minutes submitted by: Greg Zimmanck – Ogden Township Planning Commission Secretary