

Bois d’Arc Lake Zoning Commission

Minutes of Meeting August 7, 2025

The Meeting, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:30 am. Present were Chairman Cunningham and members Kevin Darwin, Matt Titsworth and Gilbert Welch. Absent was Kurt Fogelberg.

Item 1. A quorum was established.

Item 2. Public Forum. No one spoke in Public Forum.

Item 3. Approve minutes from 4/3/2024 Public Hearing and Regular meeting.

Mr. Welch made a motion to approve the minutes. Second by Mr. Darwin. Motion passed unanimously.

Item 4. Discussion regarding economic development within the Bois d’Arc Lake areas.

Gary Tucker spoke about the need for an economic development commission. Chairman Cunningham said that he supports economic development but that it was an issue for the county commissioners and not the Zoning Commission. Chairman Cunningham suggested that Mr. Tucker get a group together to support an economic development commission. Mr. Welch noted that the Zoning Commission is basically an entity that reacts to proposals from landowners and developers.

Item 5. Discussion regarding Battery Energy Storage System (BESS) to be constructed on Property ID #78404 on Recreation Road 3 in Bonham.

Di Hopkins, Director of Development Services, said that GRS BESS Texas Seven LLC had requested that the Zoning Commission issue a letter stating that no permitting or permits were required from the Zoning Commission, and that the company would issue a decommissioning plan. Chairman Cunningham stated that he was opposed to the issuance of such a letter. Ms. Hopkins noted that such a letter would have to come from Commissioners Court and that the issue was on Commissioners Court agenda for August 12.

Troy Hudson, Fannin County Office of Emergency Management and Fannin County Fire Marshall, said that there would be permits needed under the Fire Code. Chairman Cunningham noted that the County could not keep battery plants from coming into the County but did not need to encourage them. Mr. Hudson said that the proposed plant was in the Bonham Fire District. Mr. Welch noted that part of the property was subject to the Zoning Commission. Mr. Gilbert asked if this area might be in Bonham's ETJ, but Ms. Hopkins said this was not the case.

Steve Cole, a nearby property owner, spoke about his concerns. Rose Schwartz spoke about her concerns with water quality. Roger Cada spoke about his experience with battery plants as the Mayor of Savoy and the research he has done. Michael Jeter spoke about the dangers of lithium.

Mr. Gilbert proposed that the Zoning Commission make a recommendation to Commissioners Court to not issue a "no permit required" letter. Mr. Darwin seconded the motion. Mr. Titsworth, Mr. Darwin and Mr. Gilbert voted yes. Chairman Cunningham abstained. Motion passed.

Item 6. Discussion and action regarding any additional changes, modifications or requests that relate to Bois d'Arc Lake Zoning.

Nothing was discussed.

Item 7. Discussion, consideration and action to set next BDALZC meeting and/or hearing date(s). A motion was made by Mr. Darwin to set the next meeting for September 4 at 8:30 am. Second by Mr. Welch. Motion passed unanimously.

Item 8. Adjourn. A motion to adjourn was made by Mr. Welch, second by Mr. Titsworth. Motion passed unanimously. Meeting adjourned at 9:53 am.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 7th day of August, 2025 at 8:30 a.m.

ATTEST:

Malinda Allison, Secretary