

Bengal Township Planning Commission Meeting Minutes January 29, 2025

Meeting Called to order by Chairperson Brandy Solomon at 7:02PM.

Pledge of Allegiance led by Brandy Solomon

Members Present: Sam Nielsen, Lori Pung, Brandy Solomon, Nick Tipper, and Brenda Zlotek

Public Present: Rich Williams and Forrest Thurston

Additions to Agenda- none

Approval of Minutes – Motion made by Lori Pung to approve the October 30, 2024, minutes as presented, seconded by Sam Nielsen, motion carried.

Public Comment on Agenda Items- Rich Williams from Dark Force Seal Coat company located 6704 M-21, St. Johns, Mi 48879 is planning to build an approximately 104x60 ft. pole barn on his 4.42 industrial lot. There is currently a 30x100 ft building on the lot. When he sent in his application and spoke to McKenna, Mr. Williams was informed the building size would exceed the allowed lot coverage percentage.

Reports:

- a. Township Inspector /Enforcement officer update – Forrest Thurston states no new township complaints. He expressed frustration that he is still not receiving information via Google Group Docs with the team via McKenna. Brandy Solomon – Planning Commission Chair reported she is also not receiving the reports. McKenna will be notified again of this oversight and be requested to correct it.
- b. The position of the Zoning Board of Appeals Liaison position is still vacant.
- c. Township Board Liaison is the newly elected Township Board Member, Nick Tipper. No pending issues to report currently. The Bengal Township Planning Commission welcomed and thanked Nick for being on the township board and the Planning Commission.

Unfinished Business:

- a. Planning Commission replacements- Lori Pung and Sam Nielson will be stepping down this June. Lori will step down sooner if a replacement for her position is hired.
- b. PA-233 Appeal Update. The State of Michigan Court of Appeals, Presiding Judge Kristina Robinson Garrett, granted the motion to appeal, but denied the motion for stay pending appeal. Considering that decision, the Planning Commission requested Nick Tipper remind the Township Board, of the Planning Commission's recommendation to the Township Board back in October of 2024, to hire Foster

Swift Collins and Smith P.C. Attorneys, to draft an ordinance to comply with the CREO PA223 and overlay district for Wind, Solar and BESS.

New Business:

- a. Zoning Ordinance Building Site 11.04 Industrial Building Placement and Design and section 4.12H Industrial District, Building Placement and Design.

Upon review of the current Zoning Ordinance, the Planning Commission determined the Zoning Ordinance for the Industrial District needs to be revisited and revised. The Planning Commission will request McKenna draft proposed language for the Planning Commission to review. Furthermore, it was noted that the most recent amendment to the Zoning Ordinance for lot percentage coverage was not added to the Zoning Ordinance on the web site. We will request McKenna correct that oversight.

- b. 2025 Planning Commission Salary

The Planning Commission was in agreement with the current rate of pay for 2025, however, it was discussed , the Township Board may want to consider increasing compensation for a better response on recruiting and retaining people to work on the Planning Commission and the Zoning Board of Appeals.

- c. Escrow reimbursement

The Planning Commission felt the Township Clerks office needs to notify Applicants of any outstanding inspection needed or the applicant may forfeit the escrow.

Planning Commission Comments- none

Motion of excused absence- no absences

Meeting adjourned at 8:26 PM by Brandy Solomon

Respectfully submitted, pending approval

Brenda Zlotek, Bengal Township Planning Commission secretary

Approved _02/_26_/2025.

