

Bengal Township Planning Commission Meeting Minutes May 29, 2024

Meeting called to order at 7:01PM by Chairperson Brandy Solomon

Pledge of Allegiance led by Brandy Solomon

Members Present: Eric Boak, Kurt Koenigsknecht, Brandy Solomon, and Brenda Zlotek

Members Absent: Sam Nielsen

Public Present: Ethan Walthorn, Assistant Planner from McKenna

Additions to Agenda: Under new business added.

- a. Planning Commission Member Replacement
- b. Maximum percentage of lot coverage

Motion to approve minutes from April 24th, 2024, as presented, made by Kurt Koenigsknecht, seconded by Eric Boak, motion carried.

Public Comment on Agenda items: None

Public Comment on Non-Agenda items: None

Reports:

- a. **Township inspector/Enforcement officer update**- Forrest Thurston- not present
- b. **Zoning Board of Appeals Update**- Kurt Koenigsknecht reports there are no new or pending applications for appeal.
- c. **Township Board Liaison**- Eric Boak reported the Dexter Trail Bridge is still waiting on bid approval from County. The township is trying to cut costs on road maintenance this year to help finance the cost of the Dexter Bridge. The township is allowed to use ARPA money for infrastructure and is planning to use those funds toward the bridge. At the most recent Township meeting Clinton County representative reported the county is purchasing new firearms for the Sheriffs Department and the new Clinton Trails County Park on Pratt Road is open.

Unfinished Business

- a. **Proposal for Joint Planning Commission with Essex Township.** The Planning Commission reviewed the information presented to the commission from the township attorney Philip G. Clark at Thrun Law, via Nick McDonald, Township supervisor. Nick requested the township attorney provide the township with advisement on the “Pros and Cons” for a Joint Planning Commission with Essex Township. After reviewing the information provided by the Attorney and discussing the “Pros and Cons” for Bengal

Township, **Brenda Zlotek motioned to advise the Bengal Township Board that the Bengal Township Planning Commission is not in favor of a Joint Planning Commission with Essex Township at this time. Motion seconded by Eric Boak; motion carried.**

- b. Battery Energy Storage Systems (BESS) Zoning Amendment.** The Planning commission discussed Eric Boak obtaining more information on the BESS being installed by Lansing Board of Water and Light in Delta Township. The Planning Commission reviewed and discussed the Memorandum” Battery Energy Storage Systems Zoning Amendment Draft,” presented by Ethan Walthorn from McKenna. Ethan will go back to Mckenna with our questions, concerns, and suggestions for a revised BESS zoning Amendment draft for our next meeting.

New Business

- a. Planning Commission member replacements:** Brandy Solomon reported that Kurt Koenigsknecht will be stepping down from the Planning Commission and the Zoning Board of Appeals as of June 2024. Eric Boak will be stepping down from the Planning Commission November 2024 and Sam Nielsen will not continue to serve on the Planning Commission when his term is up June 2025. The Zoning Board of Appeals will also have two vacancies soon. As of right now, Nick McDonald Township Supervisor informed the Planning Commission he does not have replacements.
- b. Maximum Coverage of Lots (percentage).** After reviewing current ordinance (of 5 %) and discussion, the Planning Commission requested Ethan Draft up a proposed amendment to increase the maximum coverage of lot percentage, to review at a future meeting.

Planning Commission Comments: Brenda Zlotek, on behalf of The Bengal Township Planning Commission, wishes to express our most sincere gratitude to Kurt Koenigsknecht for his years of service on the Planning Commission and Zoning Board of Appeals.

Motion of excused absence for Sam Nielsen made by Eric Boak, seconded by Kurt Koenigsknecht, motion carried.

Meeting adjourned by Chairperson Brandy Solomon at 9:04PM.

Respectfully submitted, pending approval

Brenda Zlotek, Bengal Township Planning Commission Secretary

Approved

___/___/2024