

09Bengal Township Planning Commission Meeting July 24, 2024

Meeting Called to Order by Chairperson Brandy Solomon at 7:01 PM

Pledge of Allegiance led by Chairperson Solomon

Members Present: Eric Boak, Lori Pung, Brandy Solomon, Brenda Zlotek

Members Absent: Sam Nielsen

Public Present: Nick McDonald, Bengal Township Supervisor; Nathan Walthorn, Assistant Planner McKenna; Forrest Thurston, Bengal Township Inspector/Enforcement Officer.

Additions to Agenda- none

Approval of Minutes:

Motion by Eric Boak to approve Minutes from May 29, 2024, seconded by Brandy Solomon, motion carried.

Approval on Minutes from 6/26/2024 tabled until we have a quorum of members present from that meeting.

Battery Energy Storage Systems (BESS) Public Hearing

Brenda Zlotek motioned to open Public Hearing on BESS Zoning amendment at 7:04 PM, seconded by Eric Boak, motion carried.

No public comment.

Brenda Zlotek motioned to close Public Hearing on BESS Zoning amendment at 7:05 PM, seconded by Eric Boak, motion carried.

Maximum Percentage of Lot Coverage Zoning Amendment Public Hearing.

Brenda Zlotek motioned to open Public Hearing on Maximum Percentage of Lot Coverage Zoning Amendment at 7:05 PM, seconded by Eric Boak, motion carried.

No Public Comment.

Brenda Zlotek motioned to close public hearing on Maximum Percentage of Lot Coverage Zoning Amendment at 7:07 PM, seconded by Lori Pung, motion carried.

Regular Bengal Township Planning Commission meeting resumed at 7:07 PM.

Discussion on Public hearing Zoning Amendments:

Eric Boak motioned to recommend adoption of the Battery Energy Storage System (BESS) Zoning Amendment to the Township Board, Lori Pung seconded the motion. Roll Call Vote: Eric Boak- yes; Brandy Solomon- yes, Brenda Zlotek- yes; Lori Pung- abstained; Sam Nielsen-absent, Motion Carried.

Brenda Zlotek motioned to recommend the adoption of the Maximum Lot Coverage Zoning Amendment to the Township Board, Eric Boak seconded the motion.

Roll Call Vote: Eric Boak- yes; Brandy Solomon- yes, Brenda Zlotek- yes; Lori Pung- abstained; Sam Nielsen-absent, Motion Carried.

Public Comment on Agenda Items: none

Public Comment on Non-Agenda Items: Nick McDonald shared he was contacted by a resident with questions about road construction signage, during their conversation she expressed interest in serving on the Planning Commission. Nick encouraged her to attend a few of our meetings soon.

Reports:

Township Inspector /Enforcement Officer Update- Forrest Thurston reported he is still having difficulty logging in to the google spreadsheet for his inspections and notifications. Ethan said he will help Forrest resolve the issue. Forrest reports no outstanding inspections or enforcement issues currently.

Zoning Board of Appeals update- No current ZBA liaison, however, Ethan Walthorn our Zoning Administrator representative from McKenna, reports there are no pending appeals.

Township Board Liaison update- Eric Boak reported that the Dexter Trail Bridge is approved, and construction start date is not yet determined, but might be early fall 2024. The township budget was approved and the wages for all township employees are unchanged for the upcoming fiscal year.

Unfinished business- None

New Business- None

Planning Commission Comments- The Planning Commission discussed a billing issue with McKenna, whereas a resident spent a great deal of time on the phone with McKenna for which the township was billed. Going forward, it was determined, if an applicant's questions or concerns cannot be resolved in a few minutes on the phone with the Zoning Administrator then the Zoning Administrator needs to contact the township to see if the township can resolve the issue, without unnecessary charges to the township. Ethan Walthorn from McKenna said he would share our concerns with his team.

The July 31, 2024, and August 28, 2024, are cancelled due to no new business.

Lori Pung motioned to excuse the absence of Sam Nielsen, seconded by Eric Boak, motion carried.

Meeting adjourned by Chairperson Brandy Solomon at 7:40 PM

Respectfully submitted, pending approval.

Brenda Zlotek, Bengal Township Planning Commission Secretary.

Approved

09/25_/2024