

Bengal Township Planning Commission Meeting Minutes-Wednesday, February 6, 2019

Meeting called to order at 7:00PM by Chairperson Lori Pung

Members Present: Lori Pung, Kurt Koenigsknecht, Tom Miller

Members Absent: Nick McDonald, Brenda Zlotek

Public Present: Deb Schafer, Terry Thurston, Tom McComb, Sharon Bassett, Chris Khorey (Planning Administrator)

Motion by Kurt Koenigsknecht to approve the January 2, 2019 Bengal Township Planning Commission Minutes, seconded by Tom Miller - passed unanimously

Public Comment: Terry Thurston presented copies of required documents to Chris Khorey regarding his request for a land split.

Old Business: None.

New Business: The Township's Planning Administrator (PA), Chris Khorey, presented information regarding the interim zoning ordinance. Items discussed include:

- Small Accessory Building – PC agreed that buildings under 200 sq. ft. will be added as an exemption.
- Sexually Oriented Business – Change language to remove setback from A-1 District.
- Wind Energy – additional research will be completed by PA regarding placement of additional turbines.
- Marijuana Opt Out – Resolution approved by the Board – do not need to include in Zoning Ordinance.
- Consumer's Energy Electric Franchise Ordinance 2019-1 – new ordinance – post on Township's website.
- Land Split Process & Fees – Chairperson Lori Pung to discuss process with Township Clerk, Sharon Bassett to develop process and confirm with PA. Once approved, will communicate new process to Township Assessor, Barb Moss. PA to discuss additional land split fees with McKenna. Will propose fees regarding additional review. PC will also consider collecting all fees upfront and if applicable, refund applicant vs. billing after the fact.
- Application Denial – If PA denies, Chairperson Lori Pung and Township Supervisor, Deb Schafer will be notified of denial. Once denial agreed to, PA will notify Applicant and Township Clerk.
- Ordinance Violations – Township Inspector, Tom McComb, has agreed to investigate an ordinance complaint. Will need to update Township Inspector contract to reflect this. PC to determine process and fines and present to Board. Recommendation is to treat as Civil Infraction.
- Site Inspections – PC agreed that 2 inspections will be necessary. One when stakes are set and another once footings are poured. Chairperson Pung to notify Dallas Township Supervisor to confirm if they would need the same service.
- 10 Year Comprehensive Plan – PA to provide quote to complete new or update current

Minutes approved 3/6/2019

Respectfully Submitted

Brenda Zlotek – Bengal Township Planning Commission Secretary