

Bengal Township Planning Commission Meeting Minutes August 7, 2019

Meeting called to order at 7:02PM by Lori Pung

Members present: Lori Pung, Tom Miller, Nick McDonald, Brenda Zlotek

Members absent: Kurt Koenigsknecht

Public present: Deb Schafer, Aislinn Droski, Christopher Khorey

Motion to approve minutes from June 5, 2019 by Nick McDonald second by Lori Pung- Motion passed unanimously.

Planning Commission filled schedule for 8/2019- 7/2020 to have a Planning Commission member at each Bengal Township meeting.

Discussed and agreed to the recommendation from McKenna to have Defined Land Use Categories in place of a Land Use Map in the Master Plan.

Chris Khorey reviewed the rest of the process and the time frame for the Zoning Ordinance and Master Plan adoption.

Discussed having a Frequently Asked Questions (FAQ's) section related to the Zoning Ordinance on the township web site and some of the most common questions that might be appropriate for that venue.

Confirmed with Chris Khorey (Zoning Administrator) that it is reasonable and customary to require an initial site inspection and a final inspection for zoning compliance.

Reviewed Fee schedule with Chris Khorey from 4-5-2017 to add and adjust fees not noted on the current fee schedule and to collect escrow fee prior to the initial Zoning Compliance review.

Established recommended fines and time frame for municipal civil infraction of Zoning Violations for the Township board to consider for adoption. The Planning commission will suggest: first a letter of notification for non-compliance with a 30 day period to comply; second would be warning letter with a \$50 fine and 30 days to comply ; third warning with a \$100 fine and another 30 days to comply and the fourth and final warning would be a \$500. If there is still no compliance within 30 days of that letter then legal action would be initiated by the township.

Reviewed solar residential (small) and it was suggested by Chris Khorey to have that removed from Special Use. Commercial (large) solar requirements will remain under Special use.

Meeting adjourned at 8:49 pm by Lori Pung.

Respectfully submitted pending approval

Approved __10__/_02_/2019

Brenda Zlotek, Secretary Bengal Township Planning Commission

