

Bengal Township Planning Commission Meeting Minutes October 7, 2020

Meeting called to order at 7:01 PM by Lori Pung

Members Present: Lori Pung, Nick McDonald, Tom Miller, Kurt Koenigsknecht, Brenda Zlotek

Public Present: Steve Bassette, Sharon Bassette, Chris Khorey

Addition to Agenda: Approve meeting minutes from 8-5-2020 and Zoning Board of Appeals report.

Motion by Lori Pung to approve Minutes from 8-5-2020 with the addition of "upon approval" to the sentence "Lori Pung will post FAQ's....to the township website" correction was implemented and the motion was seconded by Nick McDonald, motion passed.

Public Comment on Agenda items: Steve Bassette expressed concerns regarding placing a solar array and then having an adjacent property owner constructing or planting in such a way as to obstruct sunlight from reaching the Solar Collector.

Old Business:

FAQ's: the board reviewed and approved for posting on the website with a couple minor changes to language. Lori Pung will make the final correction and submit to the website.

Processes and Procedures: Reviewed Zoning Compliance Application Format and verbiage with the Township Clerk (Sharon Bassette) and the Zoning Administrator (Chris Khorey) for increased clarity of required documents and information.

New Business:

Quality Solar contacted the Zoning Administrator to advocate increasing the height of Solar Panels from 15ft to 25 ft in our Ordinance. If Quality Solar request this be put on the Planning Commission Agenda at a later date, we will do so and discuss at that time.

Amendments to the Zoning Ordinance: The Planning Commission agrees with our Zoning Administration that language needs to be added to the Ordinance to indicate the Zoning Administration may require a third party signed and sealed survey when applying for a Zoning Compliance Permit. This discussion will be held at our December 2020 meeting with the plan it will move forward to a public hearing in January 2021.

The Zoning Administrator recommended we discuss adding Swimming Pool Standards to our Ordinance for Inground Pools to provide consistency with the county for building permits.

Discussion on Ponds language was tabled.

The Zoning administration presented a couple of options to help protect property owners who have built Solar Collection devices from neighbors that build or plant in ways that inhibit the Solar collection device from being effective. Solar Access Permits or a Waiver process.

Zoning Board of Appeals Update from Kurt Koenigsknecht: ZBA had one non-conforming lot split brought before the board and it was approved. He also reported there will be one open seat on the ZBA

after the November general election. They do have an ZBA alternate interested in moving up to that position. If the Township board approves that move, they will need to fill two Alternate ZBA positions.

The November 4, 2020 Planning Commission Meeting will be cancelled.

Meeting Adjourned by Lori Pung at 8:PM

Respectfully submitted by Brenda Zlotek Bengal Township Planning Commission Secretary

Pending Approval

Approved _01/06/2021