

## **Bengal Township Planning Commission Meeting Minutes Wednesday July 28, 2021**

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

**Members Present:** Lori Pung, Tom Miller, Kurt Koenigsknecht, Eric Boak and Brenda Zlotek.

**Public Present:** Nick McDonald -Township Supervisor, Tom McComb -Township Inspector, Chris Khorey- Zoning Administrator and Gary Weber -township citizen.

Motion to approve Bengal Township Planning Commission minutes from June 2, 2021 by Eric Boak, seconded by Kurt Koenigsknecht, motion passed.

### **No public comment on Non-Agenda items**

#### **Township Inspector report from Tom McComb**

- One Solar array is still noncompliant and an Enforcement letter will be sent to the property owner.
- One apparent Agricultural barn did not file with the township and the owner will be located and followed up on.
- One new residential building did not get proper stake out inspection and a letter to the property owner will be issued.
- Inspector is looking into purchasing Tags and citation forms for postings related to inspections.

#### **Zoning Board of Appeals report from Kurt Koenigsknecht**

- The ZBA has all members and alternates confirmed and names and positions are posted on the Township website.
- No current or pending appeals at this time.

#### **Old Business**

- Junk language and definition was reviewed with Zoning Administrator Chris Khorey and refinement and clarification will be looked into for a winter Ordinance language update.
- Enforcement letter has been reviewed and approved by the Township attorney and is ready for use. Chris Khorey reviewed the process for first a warning letter from the township and then if no response it would be followed with a civil infraction ticket (or letter) with fines incurred.
- Flow charts and revised application forms for the web site are still in progress and should be complete in early fall

#### **New Business**

- An animal noise complaint was received from two property owners. The Planning commission and the Zoning Administrator will look closer at the language for the noise ordinance and get the definition of "nuisance" added to the ordinance with the next update in the meantime; Tom McComb will look into the complaint. Chris Khorey reviewed the process for if the inspector does not find a complaint is in violation of an ordinance, and the complainant is not satisfied, they can ask for a review by the Zoning Board of Appeals.

- Potential large scale solar array - Bauer Solar Center by Orsted Onshore North America was presented to the township board and public at the regular township board July meeting. All Zoning Commission members were present at the meeting No applications have been submitted to the township at this time.

#### **Public comment on Agenda Items**

Mr. Gary Weber had a question related to the potential Bauer Solar and a drain(s) he has on his adjacent property. He was referred to the County Drain Commissioner any solar array needs to meet all county drain easements and county drain requirement.

**Meeting Adjourned at 8:38PM by Lori Pung Bengal Township Planning Commission Chair.**

Respectfully submitted by Brenda Zlotek  
Secretary Bengal Township Planning Commission  
Pending approval

Approved 08/25/2021