

Bengal Township Planning Commission Meeting Minutes April 27, 2022

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

Members present: Kurt Koenigsknecht, Lori Pung and Brenda Zlotek

Members Absent: Eric Boak and Tom Miller

Public present: Chris Khorey Zoning Administrator, Tom McComb Township Zoning Inspector, Richard Poljan and Kimberly Thelen

Pledge of allegiance led by Chairperson Pung.

Agenda was approved as presented.

Motion by Kurt Koenigsknecht to approve February 23, 2022 minutes with one grammar correction, second by Lori Pung, motion passed.

Public Comment on Non-agenda items: None

Township Inspector report from Tom McComb:

Update on township activity: Mr. McComb stated one solar array that was pending compliance is now in compliance. One solar array is waiting for soil conditions to improve in order to make the construction adjustments to become compliant with the Zoning ordinance. There was one new "Junk" complaint and the resident has been approached, informed of the non compliance, and is currently in the process of clean up. A second ongoing "Junk" complaint is still being resolved and Mr. McComb will continue to inspect the property for progress of the clean up. One commercial building was observed by Mr. McComb to have started constructing an overhang for the front of the building without a permit. The business owner has been informed he needs a permit, the business owner has been in touch with the Zoning Administrator Chris Khorey and that permit will be forthcoming. Additionally, Mr. McComb told the commission he did verify with the county that they are receiving notification from the township for building permits.

Zoning Board of Appeals report from Kurt Koenigsknecht: There was approval on one variance request in March. The ZBA is still in need of an alternate member.

Old Business:

The Revised applications were discussed and with a couple minor changes, are ready to be approved by the Township board for posting on the Website.

Flowcharts are still in progress.

Zoning informational newsletter should be complete before the summer tax mailing.

Solar research for the Master Plan and Ordinance Amendment is ongoing by the commission members.

The Planning Commission will need to review information on Solar and PA116, pollinator ground cover among other issues. The Planning Commission also discussed looking into the Dallas Township's Draft Solar Ordinance during this informational gathering period.

New Business:

After advisement of the Township Attorney, it was determined additional Ordinance Language Changes will need to be made related to Warning Violation Notification and Fines. Nick McDonald, Township Supervisor, Chris Khorey, Township Zoning Administrator, Lori Pung, Planning Commission Chair and Tom McComb, Township Inspector all met with the Township attorney. The township will seek more information from the Township Attorney related to the method of issuing warning letters for non-compliance with the Zoning Ordinance along with fines and corrective plans of action. , this will be added to the agenda for review next month.

Public comment on Agenda Items:

Richard Poljan of Dewitt Township expressed concerns related to setbacks and guidance on potential requests for variances. He had questions on how two different adjacent township Zoning ordinances could

impact setbacks on one piece of property that straddles two townships. Chris Khorey Zoning Administrator addressed Mr. Poljan's questions and provided a few different scenarios on how each township would address setbacks on a single solar project.

Kimberly Thelen of Dallas Township had questions for the board related to a Solar Zoning informational video from a Kevon Martis (which not all board members had reviewed yet)

<https://youtu.be/rtqBJDCP1Xc>

(iiccusa.org). She had concerns the information may be biased and just wanted to share her thoughts on the importance of the board remaining unbiased.

The board thanked Mr. Poljan and Ms. Thelen for their comments.

Planning Commission comments: Eric Boak Planning Commission member had expressed similar concerns related to the video from iiccusa.org - Kevon Martis via email to the board on 4/27/2022 at 1108 AM " Just an FYI , whether it makes a difference or not, Kevin(sp) is a lobbyist for fossil fuels." Chris Khorey read the email aloud at the meeting to making it part of the minutes.

We will review expiring Planning Commission member terms at the May meeting.

Meeting Adjourned by Chairperson Pung at 8:3PM

Respectfully submitted by Brenda Zlotek
Bengal Township Planning Commission Secretary

Pending Approval

Approved
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