

Bengal Township Planning Commission Meeting Minutes May 25, 2022

Meeting Called to order by Chairman Nolan Solomon at 7:00 PM

Members Present: Kurt Koenigsknecht, Tom Miller, Lori Pung, Nolan Solomon, Brenda Zlotek.

Members Absent: Eric Boak

Public Present: Kimberly Thelen resident of Dallas Township, Chris Khorey- Bengal Township Planning Administrator, and Tom McComb -Bengal Township Inspector/Enforcement Officer.

Pledge of Allegiance Lead by Chairman Solomon

Agenda approved with the request from Lori Pung to add board member communication/contact information under "New Business /Recent Appointments".

April Meeting Minutes - Lori Pung motioned to approve minutes from April 2022 Bengal Township Planning Commission Meeting with the correction of spelling to the last name Koenigsknecht, Kurt Koenigsknecht seconded, motion carried unopposed.

Public Comment on Non Agenda Items- none

Township Inspector/ Enforcement officer update from Tom McComb: No significant new issues. Mr. McComb states he conducted two on site inspections and engaged in one phone discussion related to solar array needing to be moved before agreed upon date of 7/7/2022 due to wet ground in the area where the solar array is currently in non compliance. He has one stake inspection pending. Additionally on "Junk" cleanup is still making progress. Mr. McComb is awaiting feedback from the township attorney on the complaint processes currently in place for the Township. Mr. McComb expressed his appreciation of the service of Lori Pung and Tom Miller to the Planning Commission.

Zoning Board of Appeals (ZBA) Report from Kurt Koenigsknecht: There was no ZBA meeting in May and No Appeals. The ZBA has a new alternate member Audrey Tipper.

Old Business

- Revised application forms have been posted to the website
- Flowcharts are still being worked on
- Zoning Newsletter is in progress and likely to go out with the Summer tax notices
- Zoning language
 - The revised language for "Junk" was approved by the Township board with public posting by the Township Clerk
 - Warning violation notification and fine amounts are awaiting attorney advisement before finalizing. Chris Khorey discussed with the commission the current Ordinance Article 18 with some potential newly drafted language for fines and violation notifications.
 - other zoning language that will need amending is related to Campers/ RV's as the current language is too restrictive in not allowing resident to use campers or RV's on their property. Chris Khorey will develop a draft to amend the current ordinance by allowing short term use of Campers/ RV's for perhaps 30 days and anything longer would need a permit from the Township.
- Solar Research Master Plan Proposed Amendment Draft was presented by Mr. Khorey and reviewed by the Commission
- Solar Ordinance Amendments: Mr. Khorey advised consulting the attorney on adding language to the ordinance for citation of infractions related to commercial wind or solar arrays be sent directly to the lessee instead of the property owner. Mr. Khorey will review our current non residential Wind Turbine Ordinance for any changes that may need to be made in keeping Solar and Wind Energy comparable for PA116 rules and regulations.
- Dallas Township declined to provide Bengal Township a copy of their draft Solar Ordinance at this time. BTPC will reach out to them again in the hopes of trying to keep Solar Ordinances between the adjacent Townships reasonably comparable to benefit landowners with property in both townships.

New Business

- Recent Appointments to the Bengal Townships Planning Commission the Planning Commission welcomes Nolan Solomon and Sam Nielson. Mr. Solomon will be Chairman of the Planning Commission. Lori Pung will stay on the Planning Commission as the liaison to the Township board as she is taking over as the Township Treasurer Position.

Lori Pung motioned to set terms for Nolan Solomon and Sam Nielson to expire June 2025, motion seconded by Brenda Zlotek, motion carried unopposed.

Current Terms:

Tom Miller term expires 6/2022

Kurt Koenigsknecht term expires June 2024

Lori Pung term expires June 2023

Brenda Zlotek term expires June 2023

Erik Boak term expires June 2022

Nolan Solomon term expires June 2025

Sam Nielson term expires June 2025

Mr. Solomon will set up a Bengal Township Planning Commission Chairperson email address and post it to the Bengal township web site.

Public Comment on Agenda items:

Kimberly Thelen requested clarification from Chris Khorey on the number of acres suggested for commercial Solar in the master Plan Addendum draft. She also had questions related to Dallas Township sharing their Draft for Commercial Solar with Bengal Township and if it would be possible to add it to BTPC agenda for public discussion if we are granted access to it. She also wanted to verify that any Ordinance changes would be subject to a public hearing prior to adoption. She was assured by Mr. Khorey Ordinance amendments and changes by law must have a public hearing prior to adoption and he reviewed the time line with her for such adoptions.

Planning Commission Comments:

Lori Pung thanked Tom Miller for his service to the Bengal Township Planning Commission and thanked Nolan Solomon for joining the Bengal Township Planning Commission.

Meeting Adjourned by Chairman Solomon at 9:04PM

Respectfully Submitted by Brenda Zlotek
Bengal Township Planning Commission Secretary

Pending approval

06/__/2022