

Bengal Township Planning Commission Meeting Minutes April 26, 2023

Meeting Called to Order by Chairman Nolan Solomon at 7:03PM

Pledge of Allegiance led by Nolan Solomon

Members Present: Kurt Koenigsknecht, Sam Nielsen, Nolan Solomon and Brenda Zlotek

Members Absent: Eric Boak

Public Present: Gary Weber, Christopher Khorey, Township Administrator (attending remotely via Zoom).

Additions to agenda- none

Approval of Minutes from November 30, 2022. Kurt Koenigsknecht, motioned to approve minutes from November 30, 2022 as presented, seconded by Sam Nielsen. Motion carried.

Public Comment on Agenda Items- none

Reports

- Township Inspector/Enforcement Officer Update- Forrest Thurston not in attendance/no report.

- Zoning Board of Appeals Update- Kurt Koenigsknecht reports the Terms of Zoning Board of Appeals members Adam Dailide and Robert Root have both been extended until 6/30/2025, and the one review of a lot division variance on Townsend Road failed appeal and was sent back to the applicant for revisions.

Unfinished Business

The Bengal Township Board accepted the Master Plan and Zoning Ordinance amendments on December 14, 2022.

Christopher Khorey presented the corrections to the Zoning Compliance Form Lot split document and will make the suggested changes before submitting it to the Township Web page and Township Clerk.

Public Comment on Non- Agenda Items- Mr. Gary Weber expressed questions about damage to drain tiles in the Zoning Ordinance related to Solar Energy construction; specifically 30 days for a Solar Energy owner to repair a damaged tile may be too long if the broken tile is causing property damage. In an urgent or emergent situation what recourse would the property owner have for reimbursement if they needed to make immediate repairs?

Chris Khorey will look into language for the Zoning Ordinance to specify urgent or emergent repair reimbursement, or payments from bonds or other options to protect property owners.

Mr. Weber also asked about road damage during construction of a Solar Array and was informed that is addressed in the Zoning Ordinance.

Mr. Weber also pointed out a missing piece of siding on the Township Hall that is in need of repair. Nolan Solomon will notify the Township Supervisor.

Planning Commission Comments:

DTE has contacted more than one property owner on Essex Center Road regarding possible easement for a potential Commercial Solar Array in that area.

The Township Zoning Administrator has not been contacted by DTE or property owners.

Sam Nielsen suggested the township web site have one main point of contact for property owners with questions. Nolan said he will update the website indicating he should be the first point of contact for the Planning Commission.

Motion of excused absence for Eric Boak made by Brenda Zlotek, seconded by Kurt Koenigsknecht, motion carried,

Meeting Adjourned by Nolan Solomon at 7:49 PM

Respectfully Submitted

Brenda Zlotek, Secretary Bengal Township Planning Commission

Pending Approval

Approved 05/31/2023