

## **Bengal Township Planning Commission Meeting Minutes February 26, 2025**

**Meeting Called to order** at 7:00 pm by Chairperson Brandy Solomon

**Pledge of Allegiance** led by Brandy Solomon

**Members Present:** Lori Pung, Brandy Solomon, Nick Tipper, and Brenda Zlotek

**Members Absent:** Sam Nielsen

**Public Present:** Nick McDonald Bengal Township Supervisor, Christopher Khorey, AICP-McKenna, and an unidentified male, “Michael” (last name was illegible on sign in sheet).

**Additions to Agenda:** Nick McDonald requested to add Zoning Fee Schedule to New Business.

**Approval of Minutes from January 29, 2025,** Lori Pung motioned to approve minutes as amended, motion seconded by Nick Tipper, motion carried.

**Public Comment on Agenda Items:** Nick McDonald asked the Commission to clarify Fee Schedule for land splits.

**Public Comment on Non –Agenda Items:** none

### **Reports:**

- a. **Township Inspector/Enforcement officer Update.** – Forrest Thurston was absent, no report.
- b. **Zoning Board of Appeals-** Liaison position still vacant. Nick McDonald reports he has someone potentially willing to take the position, however she would not be available in January or February. He will keep the Planning Commission informed.
- c. **Township Board Liaison-**Nick Tipper was not at the last meeting, he deferred the report to Nick McDonald. Nick McDonald reported the Township meeting focused on the budget and road commission issues.

### **Unfinished Business:**

- a. **PA-233 Appeals Update-** No added information from Foster Swift. The Township board still needs to decide if it wants to hire Foster Swift to draft an ordinance to comply with the CREO and create an overlay district.
- b. **Escrow Reimbursement:** McKenna has updated the participants in the Google Group Docs and the communication issue seems to be resolved. Nick McDonald will contact the three residents with needed inspections from 2023 to issue escrow refunds after final inspection is completed by Forrest Thurston.

**Accessory Building Amendment:** The Planning Commission reviewed the language presented by Chris Khorey. The Planning Commission discussed building heights and setbacks for accessory buildings in front and rear of existing structures. We requested language for accessory buildings to allow for maximum height to be 35 ft. (the same height limit as houses). We requested the amendment require buildings in front of existing structures match the color/style of the existing structure (home or business). Chris will draft new language, for the March meeting, maintaining consistency and simplicity for building accessory buildings in both A-1 and I-1, with a maximum lot coverage of 55% for I-1 district and 10% for A-1 district. Chris said he will make the necessary changes in anticipation of a public hearing at our Bengal Township Planning Commission meeting on March 26, 2025, to amend Section 4.12 Accessory Buildings, Structures, and uses. Chris informed the Planning Commission his co-worker Eric Ensey will be attending the March Planning Commission meeting and Public Hearing in his stead.

**New Business:** Fee schedule on land splits. Lori Pung and Chris Khorey reviewed and explained the Fee schedule with Nick McDonald, Township Supervisor. It was noted during the discussion that the rates were last reviewed five years ago and should be reviewed and adjusted again this year.

**Planning Commission Comments:** none

**Motion to Excuse Absence** of Sam Nielsen made by Brenda Zlotek, seconded by Lori Pung, motion carried.

**Meeting adjourned** by Chairperson Brandy Solomon at 8:55PM.

Respectfully submitted by Brenda Zlotek, Bengal Township Planning Commission Secretary.

Pending approval

Approved

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