

Bengal Township Planning Commission Meeting Minutes February 25,2026

Call to order at 7:01 Pm by Chairperson Brandy Solomon

Pledge of Allegiance led by Brandy Solomon

Members Present: Brandy Solomon, Nick Tipper, Tanner White, and Brenda Zlotek

Public Present: Nick McDonald Bengal Township Supervisor, Shelly Watts

Additions to Agenda: none

Public Comment on Agenda Items: none

Public Comment on Non-Agenda Items: none

Reports

- a. Township Inspector/Enforcement Officer Update-Forrest Thurston (not in attendance). Supervisor McDonald reported there was one enforcement issue from a non -resident related to the parking of trailers on private property. It was reviewed and the township Resident did not violate the Zoning Ordinance.
- b. Zoning Board of Appeals Update – Tanner White reported the Chairperson of the ZBA asked the Township to appoint new members to fill Vice Chair and Trustee positions. There was one request for a Zoning Appeal for next month.
- c. Township Board Liaison, Nick Tipper reported the Township Board discussed insurance, budgets, and the annual appraisal. Furthermore, he reported the Clinton Area Ambulance, which serves Bengal Township, is facing significant financial difficulties.

Unfinished Business

- a. PA-233 Appeal Update and Overlay districts. No updates from the legal firm.

New Business

- a. Minimum Lot Size Amendment Discussion: Our current ordinance has a minimum lot size of five acres with a minimum of 660 ft of road frontage. It was discussed to request McKenna draft language for the Planning Commission to review, decreasing the minimum road frontage for a five-acre Parcel to be 250 feet.
- b. **Data Center Ordinance Discussion:** The Planning commission discussed the necessity to have Data Centers added to our ordinance. We discussed the multitude of issues that would need to be addressed, including the differences in Small, Medium, Large and Hyperscale Data Centers. We will

consult with our Zoning Administrator McKenna for advisement and ask if they could provide the Planning Commission with two Ordinances from townships like our own for review at our March Meeting.

Tanner White was recently at an informative training that discussed Data Centers, he said he would send the PowerPoint from that training to the rest of the Planning Commission members for our review.

Planning Commission Comments- None

Motion of Excused Absence- No absences

Meeting adjourned by Chairperson Brandy Solomon at 8:22PM

Respectfully submitted by Brenda Zlotek, Bengal Township Planning Commission Secretary

Approved _4_/_29_/2026.