

BENTON CHARTER TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
MAY 6, 2021

Members Present: Jack Caughey, Chris Tennes, Tom Fasnaugh, Jeff Locke, Ben Kudwa, Joy Suits, Dave Falsetta, Maureen Sorbet, and Barb Wickerham

Others who attended the Meeting:
Gary Suits-Benton Township Supervisor and Tammy Foster-Zoning Administrator

Call to Order:
Chairman Jack Caughey called the meeting to order at 7:00 p.m.

Pledge of Allegiance: Supervisor Caughey led the meeting with the Pledge of Allegiance.

Meeting Minutes Approval:
A motion was made by Maureen Sorbet , supported by Chris Tennes to approve the minutes of April 8, 2021, with the four corrections (spelling of Maureen, spelling of Kudwa, spelling of permanent, and change Zoning Board Member to Planning Commission Member. Motion carried 9 ayes; 0 nays

Approval of Agenda: Add: Discuss Oneida Townships Survey Master Plan, and Solar System motion update.

Public Comment Non-Agenda Items:
None

New Business:

1. Review and discuss any changes to interim zoning ordinance (pages 1 – 43). The Commission reviewed pages 1-37 page by page and made corrections as needed. The Commission members should read and review pages 37-66 to discuss in the up-coming meetings.
2. Solar System: At the April 8, 2021 meeting, the Commission approved the Special Use Permit, SUP2021-001 for the installation of a small solar energy system, ground mounted on property owned by John & Penny Haney located at 1624 McConnell Highway, Charlotte, Michigan. The property owner moved the proposed installation location of the solar panels from an adjacent separate property they own to the same property as their residential home. Therefore, the stipulation in the original motion to combine the 2 properties to allow for an accessory use to be on the same parcel as the primary use is no longer necessary. With the installation now planned for the same property as their residential home, the solar array (accessory use) is permitted.

to A motion was made by Chris Tennis, supported by Jack Caughey to remove the stipulation
combine the two parcels. Vote: 9 ayes; 0 nays.

With this change, Tammy Foster, Zoning Administrator noted: Applicant moved the location of the ground mounted system to a location on the residential home property; therefore, lot combination is no longer required. Revised site plan drawings showing new location were submitted on April 29, 2021. The location meets development standards for the zoning district.

3. Survey Master Plan: Jack Caughey provided a sample community survey from Oneida Township and asked the Commission to review this survey and provide suggested changes for Benton Township to use. Commission will review at the June 2021 meeting.

Adjournment: The meeting was adjourned at 9:31.

Meeting minutes by: Barbara Wickerham, Planning Commission Secretary.