BENTON CHARTER TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

JUNE 10, 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, Martin Alward, Richard Alwood, Jordan Munster, and Roger Wickerham

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 Tom Fasnaugh to approve the minutes of the May 6, 2021, meeting. Motion carried 9 ayes; 0 nays

Additions to Agenda: Add: Townships Survey Master Plan, and Benton Township Master Plan.

Public Comment Non-Agenda Items:

None

New Business:

1. Hearing - SUP 2021-003, Jordan Munsters (Pond): Jordan Munsters gave a brief description of property and use of the plans for the pond. Mr. Munsters is planning to have the pond about 18’ deep, stock with fish, and eventually have a beach for private swimming. The Commission reviewed the Special Use Permit and the information that Tammy Foster, P.E. – Benton Township Zoning Administrator provided. After discussion, Jack Caughey made a motion, supported by Joy Suits that the Benton Township Planning Commission recommend approval of SUP2021-003 to the Township Board, for the Jordan Munsters Pond Special Use Permit located on parcel #070-010-300-001-05, for the following reasons:
2. The request meets the general standards for Special Use Permit found in Section 14.05 of the Benton Township Interim Zoning Ordinance dated November 27, 2019.
3. Having no specific standards for pond special use, the project meets the requirements of Section 14.10 of the Benton Township Interim Zoning Ordinance dated November 27, 2019.

Subject to the following stipulations:

1. The applicant shall comply with the requirements for pond construction of the Eaton County Drain Commission (ECDC). Furthermore, the applicant shall provide the Township with written notification from ECDC that their requirements have been met in regard to this proposed pond construction.
2. Failure of the applicant and/or Owner to comply with any of the provisions required by Benton Township Interim Zoning Ordinance, or any stipulations required by the Benton Township Board in granting the Special Use Permit, shall constitute grounds for termination of the Special Use Permit by the Benton Township Board.
3. Applicant shall consult with Soil Conservation Service for slope and construction recommendations.

Roll call vote: Jack Caughey-yes; Tom Fasnaugh-yes; Jeff Locke-yes; Maureen Sorbet-yes; Ben Kudwa-yes; Barb Wickerham-yes; Chris Tennes-yes; Joy Suits-yes; Dave Fausetta-yes. Motion carried 9 ayes, 0 nays.

1. Hearing – SUP2021-002, Richard Alwood (Storage): After discussion with Mr. Alwood, Tammy Foster, Zoning Administrator, and the Planning Commission, it was decided that Mr. Alwood is not using his property for a mini storage and would not need a Special Use Permit. Regarding the fee for the Special Use Permit, the Board felt that our Zoning Administrator and the Commission did go through the process and the Township Board could decide if the permit fee would be waived. But the Commission did emphasize that the work requested was completed.

As the Special Use Permit was not needed, Tammy Foster provided the Commission with the site plan that she reviewed with us. After discussion, Maureen Sorbet moved, supported by Tom Fasnaugh, recommending the Planning Commission approve the Site Plan because it meets 15.05 of the Interim Ordnance. Roll Call Vote: Dave Fausetta-yes; Joy Suits-yes; Chris Tennes-yes; Barb Wickerham-yes; Ben Kudwa-yes; Maureen Sorbet-yes; Jeff Locke-yes; Tom Fasnaugh-yes; Jack Caughey-yes. Motion carried 9 ayes; 0 nays.

1. Benton Charter Township Master Plan Survey: Supervisor Suits provided a copy of a survey for Benton Charter Township to send to the residents of the Township. The Commission was asked to review this survey and give suggestions or comments. The Commission had these suggestions:
2. The main headings are numbered 1,2,3,5. Should be corrected to read 1,2,3,4.
3. The headings for “Strongly Agree” and “Strongly Disagree” should be switched so “Strongly Agree will be in the 5 column, and “Strongly Disagree” will be in the 1 column. Also suggested that “Strongly Agree and Strongly Disagree” should be in bold.
4. If room, on bottom of 1st page, insert the word “-over-”
5. In #3 the last and next to last box repeat each other. Delete one of them.
6. Suggest that the survey be copied on a colorful paper to bring special attention to this survey.
7. If room, could the font be larger with possible smaller margins?
8. Last three lines of survey, could be for “additional comments”?

Chris Tennes made a motion, supported by Jeff Locke to approve the Benton Charter Township Master Plan 2021 Community Survey with said corrections, and recommend the Township Board give their approval. Motion carried 9 ayes; 0 nays.

1. Master Plan: Supervisor Suits provided the Planning Commission with two proposals to update and complete the Benton Charter Township’s Master Plan. After the Planning Commission reviewed both proposals, it was recommended that Ziemnick Foster Engineering, LLC (ZFE) out of Grand Ledge get this contract. Ben Kudwa moved, supported by Dave Fausetta, that the Planning Commission advises the Benton Charter Township Board to recommend ZFE to update and complete the Township’s Master Plan. Maureen Sorbet-yes; Jack Caughey-yes; Tom Fasnaugh-yes; Ben Kudwa-yes; Joy Suits-yes; Jeff Locke-yes; Chris Tennes-yes; Dave Fausetta-yes; Barb Wickerham-yes; Motion carried 9 ayes; 0 nays.

Additional Comments: Chairperson Caughey advised the Commission that our next meeting would be Thursday, July 8. At that meeting the Commission will review pages 37-66 of the Interim Zoning Ordinance.

Public Comment: None

Adjournment: The meeting was adjourned at 9:00

Meeting minutes by: Barbara Wickerham, Planning Commission Secretary.