BENTON CHARTER TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

OCTOBER 7, 2021

Members Present: Jack Caughey, Chris Tennes, Jeff Locke, Ben Kudwa, Joy Suits,

Dave Falsetta, and Barbara Wickerham

Absent: Maureen Sorbet

Others who attended the Meeting:

Gary Suits-Benton Township Supervisor, Tammy Foster-Zoning Administrator, and Joe Thomas

Call to Order:

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

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

Additions to Agenda: None

Meeting Minutes Approval:

One correction – Maureen Sorbet’s name was printed two times in the Member Present paragraph. A motion was made by Chris Tennes, supported by Jeff Locke to approve the minutes of September 9, 2021, meeting with correction. Motion carried 7 ayes; 0 nays.

Public Comment Non-Agenda Items:

None

New Business:

1. Special Use Permit and Public Hearing for 4079 E. Gresham Hwy. (Special Use Permit SUP2021-004 Commercial fire apparatus sales, repairs and refurbishment. For personal/medical reasons Mr. Richard Schafer, the person who submitted permit request, was unable to attend the Planning Meeting. If needed, his wife was available by telephone. Joe Thomas, the person renting the building from Mr. Schafer was present. He gave a brief description of the special use permit and his business.

Chairperson Jack Caughey opened the Public Hearing for comments. There was none.

Chairperson than closed the Public Hearing.

The Commission reviewed the memo from Tammy Foster, Benton Township Zoning Administrator, on this special use permit. The Commission went through the “Standard of Review and the Staff Comments”. Ben Kudwa made a motion, supported by Joy Suits that the Special Use Permit SUP2021-004 Commercial fire apparatus sales, repairs and refurbishment be approved with the stipulation that all the standards were followed and the hours of operation be from 8:00 a.m. to 5:00 p.m. Roll call vote: J. Locke-yes; B. Kudwa-yes; J. Suits-yes; J. Caughey-yes; D. Falsetta-yes; C. Tennes-yes; and B. Wickerham-yes. Motion carried 7-yes, 0-no.

1. Master Plan Review: Tammy Foster, Zoning Administrator provided the Commission with “Master Plan Strategic Issues” draft for review with the intent that the Commission could review this document and discuss it at the next Commission meeting. Tammy provided the following maps: Existing Land Use Map; Zoning Map, Existing School Map, Wetland Map, County Drain Map, Road Classifications and Traffic Counts, and 2019 Eaton County Road Commission Road Paser Ratings Map, and a copy of the community survey.
2. Review and Discuss any Changes to Interim Zoning Ordinance – pages 140 to the end.

The Planning Commission continued reviewing page by page the interim zoning ordinance. Tammy recorded changes, provided guidance and answered questions the Commission had.

Additional Comments: Chris Tennes informed the Commission that Bob Bashore was the new Zoning Enforcement Officer.

Public Comment: None

Adjournment: The meeting was adjourned at 9:15 p.m.

Meeting minutes by: Barbara Wickerham, Planning Commission Secretary.