

Benton Township Planning Commission

Meeting Minutes

September 9, 2021

Members Present: Jack Caughey, Jeff Locke (late), Maureen Sorbet, Chris Tennes, Ben Kudwa, Joy Suits, Dave Falsetta

Members Absent: Barb Wickerham

Others who attended the meeting: Gary Suits and Tammy Foster

Call to Order:

Chair Person Caughey called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance.

Meeting Minutes Approval:

Chris Tennes requested a correction in the spelling of his name and moved that the minutes for the August 5, 2021 meeting be approved. Joy Suits seconded that motion. Motion carried with 7 ayes and 0 nays.

Agenda Amendments:

No amendments to the agenda.

Old Business:

None

New Business:

1. Master Plan Review - Tammy Foster provided an overview of Master Plan progress to date:

A. Community Survey - 188 surveys have been returned. The trends continue to be the same that were discussed in our earlier meetings. After some discussion it was decided to modify Section 4 - Solar Wind Support to more accurately reflect the "Neutral" category of surveys. It was agreed that collection of any additional surveys will end on 9/14/21, the date that property taxes are due.

B. Land Use Maps - Maps were reviewed.

C. Master Plan Strategic Issues - Reviewed the draft document. Specific recommendations were made for the following sections:

>Socio-Economic and Housing Analysis - Community Profile - We agreed to use comparative data from Oneida, Windsor, Carmel and Eaton townships.

>Physical Constraints and Resources Analysis - The document will include Fox Park and recent DNR land (formerly a part of the Betty Speaks property) in the Community Facilities section.

After some discussion it was decided that the Drain Commission will be contacted to provide information about drainage districts in the township and will be included in this section.

2. Review of Interim Zoning Ordinance, pages 101-140: The Commission reviewed and made corrections to the Interim Zoning Ordinance. After some discussion it was decided that Tammy Foster will research and provide language to address the use of temporary storage units for inclusion in the ordinance.

For the October meeting the Commissioners will review the remainder of the Interim Zoning Ordinance, pages 140-181. Once the review and revision of the Interim Zoning Ordinance is finished the Planning Commission will hold a public hearing to allow for resident input. Once the document is finalized the Planning Commission will recommend the Zoning Ordinance to the Township Board for approval.

Public Comment: None

The next meeting is October 7, 2021.

Meeting adjourned at 9:10 p.m.

Respectfully submitted by Maureen Sorbet