BENTON CHARTER TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

FEBRUARY 10, 2022

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

Dave Falsetta, and Barbara Wickerham

Absent: Jeff Locke and Maureen Sorbet

Others who attended the Meeting:

Gary Suits-Benton Township Supervisor, Tammy Foster-Zoning Administrator, and Scott Hornstra.

Call to Order

Chairman Jack Caughey called the meeting to order at 7:05 p.m.

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

Additions to Agenda: Tammy requested that D&J Auto Salvage on Kinsel be added to the agenda. Barb Wickerham made a motion, supported by Joy Suits to add D & J Auto Salvage to the agenda. Motion carried 6 ayes, 0 nays.

Meeting Minutes Approval:

One correction was noted. Tammy Foster should read Tammy instead of Tammi. A motion was made by Chris Tennes, supported by Ben Kudwa to approve the minutes of January 6, 2022 with the correction made. Motion carried 6 ayes; 0 nays.

Public Comment Non-Agenda Items: None

Old Business: None

New Business:

1. Final Ordinance Planning Commission action & Zoning Administrator update on legal comments addressed from January meeting.

Tammy provided an update on the interim zoning ordinance and gave details on the lawyer’s comments. It was suggested that language be added as Subsection 7 to Section 17.02 for Planning Commission’s consideration. The Commission agreed with this addition. This information can be found in the attached “Summary of Proposed Permanent Zoning Ordinance Process” (Project No. 22005) from Tammy Z. Foster, P.E., plus was added to the proposed New Final Benton Charter Township Zoning Ordinance.

A motion was made by Commissioner David Falsetta and supported by Commissioner Ben Kudwa to approve the attached “PLANNING COMMISSION RESOLUTION RECOMMENDING NEW FINAL BENTON CHARTER TOWNSHIP ZONING ORDINANCE. This Resolution is attached with the “Summary of Proposed Permanent Zoning Ordinance Process”; the “New Final Benton Charter Township Zoning Ordinance with zoning map, together with a copy of this resolution recommending adoption of the New Final Benton Township Zoning Ordinance to the Township Board of Charter Township of Benton and one comment from the public hearing which is attached from Mark Royston, 6887 Benton Road – written comment. Mr. Royston opposes solar farms in Benton Township residential areas.

There were no comments from the Eaton County Planning Commission.

Roll Call Vote: Dave Falsetta-yes; Ben Kudwa-yes; Jack Caughey-yes; Barb Wickerham-yes; Chris Tennes-yes; Joy Suits-yes. Motion carried 6 ayes; 0 nays.

Jack Caughey, Chairperson, Declared Resolution Adopted

All materials stated above where hand delivered to Gary Suits, Supervisor when meeting was adjourned.

2. Kinsel Highway D&J Auto Salvage: Tammy advised that in the near future there may be an application from the salvage yard to request permission to expand and add a storage shed. This application would first go to the Zoning Board to get approval and, if approved, would go to the Planning Commission as a Special Use Permit.

Public Comment: Tammy advised that she would have updates on the future land use map for the Master Plan at the March meeting, which will be held March 10, 2022.

Adjournment: The meeting was adjourned at 8 p.m.

Meeting minutes by: Barbara Wickerham, Planning Commission Secretary