

BENTON CHARTER TOWNSHIP
REGULAR PLANNING COMMISSION MEETING
AGENDA

MONDAY JANUARY 8, 2024 at 6.00 p.m.

1. CALL TO ORDER
2. SILENT INVOCATION
3. ROLL CALL
4. APPROVAL OF MINUTES OF DECEMBER 18, 2023 (McMANUS CEMETERY SP USE / AND B&Z PIT CLUSTER HOMES MILLBURG).
5. AGENDA AMENDMENTS
6. OLD BUSINESS
7. NEW BUSINESS:
 1. **Geenen DeKock Properties – Pipestone LLC of 12 W. 8th Street; Ste #250; Holland, MI 49423 (Chuck Geenen, owner) is seeking site plan approval to build a new retail Starbucks store between the service drive to Home Depot and the exit ramp Exit 28 of E. I-94 on a 3.39 acre parcel, as shown on submitted site plans (property ID#: 11-03-0033-0002-24-6).**
 2. **Tommie's Express Traverse City, LLC; 240 E 8th St, Holland, MI 48423 (purchase agreement in place) is seeking site plan approval to demolish the Rite Aid Building and build a new car wash facility at 1701 M-139 (property ID#: 11-03-2385-0001-00-5) as shown on submitted site plans (Steve Witte, engineer with Nederveld).**
 3. **Perry Phillips (authorized agent) of 800 US Hwy 98, Columbia, MS 39429 is seeking site plan approval in order to construct a new build commercial site (for Southern Tire Mart) at 1915 E Napier Ave as shown on submitted drawings Property ID#: 11-03-0028-0013-01-2).**
 4. **Midwest V, LLC (future owner) of 1435 Fulton St., 2nd Floor, Grand Haven MI 49417 is seeking site plan approval to build a proposed Dollar General store at 1393 M-139 (site of former Roxy's) also known as property ID#: 11-03-0029-0024-16-1 as submitted on civil drawings.**
 5. **Chris Lester, of 2630 Somerleyton, Benton Harbor, MI 49022 is seeking a home occupation / permit to run a hobby farm on his 41.93 Acres next to his home, zoned A-2 Single family residential (also known as property ID#; 11-03-0106-0003-03-9)(public hearing).**
8. Township Board representative report
9. Zoning Board of Appeals representative report
10. Audience comments
11. Board comments
12. Adjournment