

CALL TO ORDER

The regular meeting held on Monday, March 24th, 2025 of the Benton Charter Township Planning Commission was called to order at 6:00 p.m.

Members Present: Chairperson Joseph Taylor, Marletta Seats, Eric Rankin, and Matt Davis
Members Absent: Trina Rodez
Staff Present: Loyall Bennett, Caleb O'Toole and Lizzy Ashmead
Also present: Adonis Kirkland (Acting Manager) and William Speck (Infusor), on behalf of Applicant
BCT Fire Chief, Rob Harper

SILENT INVOCATION:

APPROVAL OF MINUTES: No changes or corrections on the Meijer Store and Gas Station Meeting Minutes from December 9th, 2024 Meeting, Ms. Seats motioned and support of approval by Mr. Davis. Motion passed.

AGENDA AMENDMENTS: None. Motioned moved by Mr. Davis supported by Mr. Rankin.

PUBLIC HEARING COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: Motion to go into a Public Hearing by Mrs. Seats and supported by Mr. Davis. Motion passed at 6:03 p.m..

NEW BUSINESS:

2077 Yore Avenue, LLC (Michael Brunson, Owner) is seeking a Site Plan Approval and Special Use Permit for an Adult Use Marijuana Processing Facility located at 2077 Yore Avenue Benton Harbor (property ID#: 11-03-0034-0008-01-3) (public hearing).

BUILDING DEPARTMENT REPORT: Mr. Bennett tonight we have a Special Use and Site Plan Approval Request from 2077 Yore Ave LLC, Mr. Michael Brunson the Owner. This is for a Marijuana Processing Facility, they will bring product in and process it, infuse it with oil, package it, and wholesale it out of this Site. It is allowed with a Special Use Permit that is why we are here in front of the Planning Commission tonight. The Building Department has a few Conditions we would like to recommend if this goes for Approval:

- 1) Approval gives no guarantee a License will be issued by the Township for the use approved by the Special Use Permit.
- 2) Applicant is subject to obtain all License Requirements by The State of Michigan and the Township at appropriate times.
- 3) Sewer Plan approvals required for any discharge to the water way.
- 4) Water connection with appropriate Back Flow Design is needed, if the Applicant taps in to it.
- 5) To comply with the Township and the State of Michigan Marijuana Operating Regulations, an Air Filtration System to avoid contamination of the outside air must be installed.
- 6) Per the Ordinance, no detectable odor may be present outside this Facility.
- 7) Any changes of Ownership or Business Partner must be submitted to the Township for new Approvals.

This is strictly processing, wholesale and distribution only at this Facility.

Adonis Kirkland, Acting Power of Attorney at the Facility advised of the following information:

Specifications:

1. No Storefront.
2. No parking, just for Employee's only.
3. No signage, as they want no attention brought to the Facility regarding Marijuana.
4. Delivery and pick up is for Courier's only.
5. No need for expansion of the 1,000 foot restrictions at this time.
6. Product is received, Facility then mixes it, then gets shipped out by Courier Services to other Dispensaries in the Area.
7. Facility for Manufacturing only.
8. Roughly 8 to 10 Employee's.

9. 8 Hour Shifts.
10. Roughly 8:00 a.m. to 5:00 p.m. hours of operation.
11. Carbon Filtration System.
12. Video Surveillance.
13. Bars over the windows, but the outside of the Building will not change.

PUBLIC COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: Fire Chief, Rob Harper anything flammable going into the air. Adonis no flammable gases or extractions from the product. Mr. Harper requests if bars on the windows, can there be a way out for the Fire Fighters to illuminate the windows, and have a Knox Box in case of a fire. It is also required in the Ordinance.

BOARD COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: Mr. Taylor requests information on the ADT Security System and what the State of Michigan requires. Adonis advised the State of Michigan also has their own cameras. Mr. Bennett advised State of Michigan does not install their own cameras, but that they use what the Facility already has in place. Mr. O'Toole other Facilities have gates for secure transport. Adonis advised they will have garage doors, so they can pull into the Building, so nothing will take place outside of the Building itself.

Move to an Open Meeting Ms. Seats made a motion and supported by Mr. Rankin at 6:18 p.m.

OLD BUSINESS: None.

Motion for the approval for 2077 Yore Ave LLC Michael Brunson, Owner for a Marijuana Processing Facility. Mr. Davis recommends the approval of the Marijuana Processing Facility for the Special Use Permit to the Township Board subject to:

- 1) A Knox Box be installed.
- 2) Approval of any Water and Sewer Connections by the Township.
- 3) Subject to all State and Township Licensing and Regulations for Recreational Cannabis Processing.
- 4) Any change in Ownership be submitted and approved by the Township.
- 5) Filtration System be installed that is capable of zero detection of odor per the Ordinance.
- 6) For a Building Permit be pulled for any work being done from the Building Department, MSDS Sheets be acquired and submitted to the Fire Department also.

Seconded by Mr. Rankin. Motion passed.

TOWNSHIP BOARD REPRESENTATIVE REPORT: None.

ZONING BOARD OF APPEALS REPRESENTATIVE REPORT: None.

BOARD MEMBER COMMENTS: None.

OTHER COMMENTS/CONCERNS: None.

ADJOURNMENT: Mr. Davis motioned to adjourn Ms. Seats supported. Motion carries and Meeting adjourned at 6:21 p.m.

ADJOURNMENT: There being no further business before the PC, the Meeting was adjourned:

Minutes: Lizzy Ashmead the Secretary of the Planning Commission.

Loyall Bennett, Building Inspector