

CALL TO ORDER

The regular meeting held on Monday, April 14th, 2025 of the Benton Charter Township Planning Commission was called to order at 6:00 p.m.

Members Present: Chairperson Trina Rodez, Joseph Taylor, Marletta Seats, Eric Rankin and Matt Davis
Members Absent:
Staff Present: Loyall Bennett, Caleb O'Toole and Deeann Scalf
Also present:

SILENT INVOCATION:

APPROVAL OF MINUTES: No changes or corrections on the 2077 Yore Avenue, LLC (Michael Brunson, Owner) for an Adult Use Marijuana Processing Facility Meeting Minutes from March 24th, 2025 Meeting, Mr. Taylor motioned and support of approval by Ms. Rodez. Motion passed.

AGENDA AMENDMENTS: None.

PUBLIC HEARING COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: None.

NEW BUSINESS:

Zoning Ordinance Updates with Rebecca Harvey, Planning & Zoning Consultant. (Public Hearing).

BUILDING DEPARTMENT REPORT: Mr. Bennett advised the Ordinance has not been updated since 1999. The information given to the Planning Board is a Proposal for Rebecca to do a Technical Review of our current Zoning Ordinance and give us a price to revamp the whole Ordinance. The Building Department would like a recommendation to move this to the Township Board for approval. Some of the changes we would like are:

1. Enforcing the Building Codes
2. Short Term Rentals
3. Hotels
4. Regulatory Ordinances
5. Storage Containers
6. Sign Height
7. Building Height
8. Fee Schedule
9. Accessory Buildings
10. Cell Towers
11. Special Use Applications
12. Zoning Change Requests

This is to update the Ordinances to current 2025 Codes. Sign height and Hotel height we have had numerous Meetings for ZBA that is why those are in there. We are trying to update our outdated Ordinance to get looked at. This is to get Rebecca to look into the Ordinance and see what needs to be changed and give us a Technical Review of it and what it will cost to revamp it. Those changes will then be voted on later. If approved, Rebecca will then bring everything in front of the Planning Commission before moving on to the Township Board Members on what she thinks her changes will be. Most of what she will do is "revise the language" that is currently in the Ordinance. Her Quote is to give the Building Department and Planning Commission Members a Technical Review, not to do any of the modifications or anything.

Mr. Davis will Rebecca make changes in conjunction with our Master Plan that is already in place? Mr. Bennett when she puts her proposal together for the Planning Commission we can address that issue then. But my thoughts are she will to make them intertwine with each other like it should. Mr. Rankin what is her timeline? Mr. Bennett for the Technical Review yes, it was for (3) three months. For the whole re-write, there is no timeline set in place at this time, no. It depends on how in depth we get, depends on the timeframe it will take.

Mrs. Seats asked if items need to be expedited while she is making changes, we can do that, correct? Mr. Bennett yes, but would like to do everything as a whole to get things changed over together. But if we have to do things in pieces as they come to the Building Department's Attention we can do that. There is nothing saying we can not. As we did it with the Civil Infraction which was a part of the Ordinance.

Mr. Davis thinks this is a great way to go and getting advice from a Planning Expert and not just Legal Council. As they look for what we do not want and how things are written, which is cumbersome to Developers. He thinks this is a great approach and is in support of it. As she was part of writing the Master Plan at the Township as well. Mr. Rankin will she be willing to take any outside opinions or comments? Mr. Bennett it was not discussed, since this is just the Technical approach right now. It will go back to the Planning Commission for a "Public Hearing". We can address things once she comes to the Planning Commission Board. Mr. Davis this is to have the Planning Commission Board to recommend to the Township Board for approval. Mr. Taylor motion for the Zoning Board Updates for Rebecca Harvey the Planning and Zoning Consultant to move forward to the Board of Trustees. Mrs. Seats supported. Motion passed.

PUBLIC COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: None.

OLD BUSINESS: None.

TOWNSHIP BOARD REPRESENTATIVE REPORT: None.

ZONING BOARD OF APPEALS REPRESENTATIVE REPORT: Mr. Davis reached out to our ZBA Chair to get his thoughts on this and he had nothing to add to the Building Departments list above, or any other concerns he would like to add.

Mr. Davis advised the MTA (the Michigan Township Association) is hosting a (1) one evening Training Session held on May 28th, 2025 (in Kalamazoo, MI from 4:00 p.m. – 8:00 p.m.) regarding Enabling Acts and Laws for Planning Commission and What are the Roles of Planning Commission Members if anyone is interested in going. He has reached out to see what the Policies and Procedures are to attend and does not have a response on that yet. Mr. Davis would like to attend regardless if Township pays for it or he does. Mr. Taylor is also going to look into it, as he is interested as well.

BOARD MEMBER COMMENTS: None.

OTHER COMMENTS/CONCERNS: None.

ADJOURNMENT: Mrs. Rodez motioned to adjourned Mr. Davis supported. Motion carries and Meeting adjourned at 6:16 p.m.

ADJOURNMENT: There being no further business before the PC, the Meeting was adjourned:
Minutes: Deeann Scalf the Secretary of the Planning Commission.

Loyall Bennett, Building Inspector