

CALL TO ORDER

The Special Scheduled Meeting held on Monday, May 11th, 2026 of the Benton Charter Township Planning Commission was called to order at 6:00 p.m.

Members Present: Chairperson Matt Davis, Marletta Seats, Joseph Taylor and Wesley Koza
Members Absent: Gregory Whitehead
Staff Present: Loyall Bennett, Caleb O'Toole, Deeann Scalf and Elizabeth Ashmead
Also present: Richard Plangger (Applicant)

SILENT INVOCATION:

APPROVAL OF MINUTES: Ms. Seats motioned and support of approval by Mr. Taylor. Motion passed.

AGENDA AMENDMENTS: Mr. Davis made the following amendments Categorize Master Plan Action Items; Funding for Zoning Ordinance – MI Home Program, \$5M Annually for MI Home Readiness Grants up to \$50,000. Request Zoning Admin review and apply; Updates to Work Plan; By Laws – Do we need to elect a Secretary? Chairperson votes last; Public Hearings – part of Meeting, Chair Opens; Sworn in each Term – do a Joint Meeting. Mr. Davis made a motion to Amend the Agenda and supported by Mr. Taylor. Motion passed.

NEW BUSINESS:

Applicant, Richard Plangger, of Krew Cannabis, located at 2390 Pipestone Rd., Benton Harbor, Michigan 49022, also known as Parcel ID # 11-03-0032-0020-06-8, is seeking a Site Plan Amendment to convert three parking stalls to dedicated curbside service.

Ms. Elizabeth Ashmead advised The Applicant, Richard Plangger is requesting approval of a Site Plan Amendment to modify (3) existing parking spaces into designated curbside pickup spaces, with no additional building or site expansion proposed. The Zoning Ordinance does not explicitly address curbside pickup for Marihuana Establishments; however, it does prohibit “drive-thru service and drive-in service” under Section 18-358(d). As such, the primary consideration for the Planning Commission is whether the proposed curbside pickup operation is consistent with the Ordinance. If approved, the Planning Commission might consider the following Conditions as part of the Recommendation to the Township Board:

- ✚ Curbside pickup shall be limited to the (3) designated parking spaces shown on the Approved Site Plan.
- ✚ The proposed parking stalls shall remain designated as curbside pickup spaces and shall not function as a drive-through lane.
- ✚ Clear pavement markings and signage identifying curbside pickup spaces shall be installed and maintained.
- ✚ The Establishment shall remain in compliance with all Township and State Marihuana Regulations.
- ✚ Any future modification or expansion of curbside operations shall require additional Site Plan Review and Approval

After further discussion with Legal Counsel, the Planning Commission was advised that the Zoning Department does not have the authority or jurisdiction to take action on the request submitted by Richard Plangger of Krew Cannabis. Therefore, no further zoning action was taken on this agenda item.

Applicant Adam Brent is requesting a Site Plan Amendment approval for a state-licensed soil conditioner compost facility located at 1725 Dewey Avenue, Benton Harbor, Michigan 49022.

Mr. Bennett as for the Applicant, Adam Brent is being brought back in front of the Planning Commission for a Site Plan Amendment for the changes being made to his Original Site Plan to reduce the size of the Buildings and increase the number of Buildings. Mr. Bennett advised the Applicant changed his Site Plan from (3) 25,500 sq ft Buildings to now (6) 7,500 sq ft Buildings with lighting on all the Building's as well as Street Lights.

Mr. Taylor made a motion to approve the Amendment for the Site Plan and Recommendation to the Township Board for the 1725 Dewey Avenue Compost Facility and supported by Ms. Seats. Motion passed.

OLD BUSINESS: Categorized Master Plan Action Items for Rebecca Harvey.

Funding for Zoning Ordinance – MI Home Program, \$5M Annually for MI Home Readiness Grants, up to \$50,000. Request Zoning Admin review and apply. Mr. Bennett will set up a call with Mr. Taylor (and Redevelopment Ready Programs) and Mr. Davis (MI Home Readiness Grants) to discuss further as the Township is not eligible at this time for this Program, will take us a bit to get eligible.

Updates to Work Plan – (7) Action Items currently on the List, and Mr. Davis added (1) more for Updating our Zoning Map, Parking Lots, Amending our By Laws and Special Land Use Permit Applications.

By Laws – in November the Planning Commission Board needs to elect Officers for the upcoming year.

Everyone on Planning Commission Board to get sworn in at each Term (will do at the upcoming Joint Meeting with Township Board Members).

Officers for a Planning Commission Board include the following Chairperson, Vice Chairperson and a Secretary Board Members.

Mr. Davis was also advised that the Chairperson should vote last, in case there is a tie situation.

BUILDING DEPARTMENT REPORT: None.

PUBLIC COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: None.

PUBLIC COMMENTS: None.

BOARD MEMBER COMMENTS: None.

TOWNSHIP BOARD REPRESENTATIVE REPORT: None.

ZONING BOARD OF APPEALS REPRESENTATIVE REPORT: Mr. Davis went to the MTA Training on Special Land Use and Variances, and was advised that each Condition during a Special Land Use Application should be commented on individually. Also received a Staff Review Template he would like the Building Department to take a look at and possibly use from here forward.

OTHER COMMENTS/CONCERNS: None.

ADJOURNMENT: Mr. Taylor motioned to adjourned Mr. Davis supported. Motion carries and Meeting adjourned at 6:48 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