

CALL TO ORDER

The Special Scheduled Meeting held on Monday, September 14th, 2026 of the Benton Charter Township Planning Commission was called to order at 6:00 p.m.

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

SILENT INVOCATION:

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

AGENDA AMENDMENTS: None.

OLD BUSINESS: None.

Vice Chair Marletta Seats was not feeling well, so Commissioner Joseph Taylor took Chair as Matt Davis was out of town.

NEW BUSINESS:

Applicant Allen Edwin Homes (John Lovely), located at 795 Clyde Court SW in Byron Center, MI 49315 is seeking a Site Plan Approval for a Site Condominium for N. Euclid Avenue in Benton Harbor, MI 49022 also known as Property ID No. 11-03-0009-0023-04-0 to proposed 26 Unit Site Condominium.

Mr. Bennett advised the Site Plan complies with the A-2 Single Family Residential Zoning Requirements for the Applicant, John Lovely on behalf of Allen Edwin Homes who is proposing a 26 Unit Site Condominium Development off of N. Euclid Avenue in Benton Harbor. The Applicant John Lovely advised of the approximately 9 Acres of land, most A2 Single Family Zoned property, looking to build ranch or bi level homes between 1,600 to 1,800 sq ft with (2) two to (3) three bedrooms with garages within a (2) two year period, if not (3) three years. They will have an HOA, sidewalks, with (3) three street lights, complies with A-2 Single Family Residential Zoning Requirements.

Ms. Seats made a motion for Allen Edwin Homes located at (the West Side of) N. Euclid Avenue in Benton Harbor, MI 49022 to approve the Site Plan with the following Conditions:

- ✚ Revised Final Site Plan,
- ✚ A-2 Lot Standards,
- ✚ Berrien County Road Acceptance and Maintenance,
- ✚ Cul-de-sac length and Road Design,
- ✚ Final Sanitary Sewer Drawings,
- ✚ Private Wells,
- ✚ Berrien County Stormwater Approvals,
- ✚ Lighting, Landscaping, Sidewalks and Parking,
- ✚ Easements and Condominium Documents,
- ✚ Construction Permits,
- ✚ Final Administrative Verification,
- ✚ Validity and Enforcement,

Approved by Mr. Whitehead. Motion passed.

Benton Charter Township
Special Planning Commission Meeting
Monday, September 14th, 2026 at 6:00 pm

BUILDING DEPARTMENT REPORT: None.

PUBLIC COMMENTS, CONCERNS, QUESTIONS OR REQUESTS: None.

PUBLIC COMMENTS: None.

BOARD MEMBER COMMENTS: Board Members thanked the Applicant for choosing Benton Charter Township.

TOWNSHIP BOARD REPRESENTATIVE REPORT: None.

ZONING BOARD OF APPEALS REPRESENTATIVE REPORT: None.

OTHER COMMENTS/CONCERNS: None.

ADJOURNMENT: Ms. Seats motioned to adjourned Mr. Taylor 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