

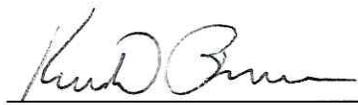
Banks Township Planning Commission

Regular Meeting FINAL Minutes

January 11, 2022

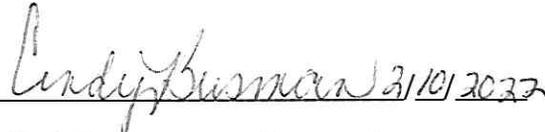
1. Meeting was called to order at 6:00 p.m. by Diebold
2. Present: Diebold, Waterman, Hoeksema, Cooper, Busman. Recognition guests and visitors: Cindy Busman, Jake Myers via phone, Dave Muladore. Pledge of Allegiance was recited.
 - a. Jarris Rubingh, 8256 Essex Rd
 - b. Doug Seaney, 7777 Glenbeigh Rd
3. MMS Cooper, Waterman to approve the minutes as written from December 2021 meeting. Motion carried.
4. No announcements or correspondence received.
5. Public comment:
 - a. Doug Seaney following up on the Special Use Permit he has applied for.
 - b. Jarris Rubingh here as County Commissioner for Banks and Torch Lake Townships. They have appointed two new members to the County Planning Commission, Richard Friske and Sue Kilgore. Coming up on the agenda will discuss approval of money for training for the County Planning Commissioners, it has been about 10 years since there has been any training. He's been watching the minutes of this commission regarding the firearms training facility and solar installations. He commented that they have received a letter from a company asking if they are interested in putting a solar installation on their property. It is a 20 – 30 year commitment and they are offered \$850 - \$1000/acre. Near Holland there is not much land left and the price has nearly doubled for land.
6. Standing Reports
 - a. Zoning Board of Appeals: No activity
 - b. Zoning Administrator: first permit issued yesterday. Receiving calls regarding property setbacks, sizes for sheds, etc. Mailed a citation for a berm. That issue will probably go to court. 2 Special Use Permits (SUP) have been requested. There is continuing growth/increase in the township in that 30 permits have been issued in each of the past two years.
 - c. Township Board Representative: Highlighted minutes from meeting.
 - d. Planning Consultant: Jake Myers – reports many bills not getting attention due to public health concerns. Gravel and Short Term rentals bills are lagging.
7. Unfinished business:
 - a. Proposed Ordinances:
 - i. Firearm Training Facility – clarification of scope. We are not approving a facility. We are creating an ordinance so someone could apply for a SUP to create a facility. In light of the questions asked by the Township Board Hoeksema suggested the PC (Planning Commission) might supply background information when submitting proposed Ordinances to the Board. Diebold said in future that will be the process. The Board did not vote on the Ordinance in December due to limited time to review rationale. They will vote at their January meeting.

- b. Draft Ordinances: None
 - c. Discussion items:
 - i. Utility Grade Solar Energy installations: review of chart outlining all areas of concern/discussion. Discussion of each to determine concerns PC feels should be included in ordinance and those that need more discussion.
 - ii. Special Use Permit application for campground at 11247 Atwood Rd. Applicants have applied and have nearly all required information minus a few minor items. They will supply those items. MMS Busman, Waterman to hold Public Hearing on March 8. Motion carried. All neighbors within 300 feet will be notified by mail of the hearing as well as it being published in the local newspaper two weeks before the hearing.
8. New business:
- a. Special Use Permit application for warehouse/storage at 1190 Atwood Rd. Applicant has supplied all required information. Zoning administrator is in review. MMS Waterman, Hoeksema to schedule Public Hearing for March 8. Motion carried. All neighbors within 300 feet will be notified by mail of the hearing as well as it being published in the local newspaper two weeks before the hearing.
9. Public comment:
- a. Jarris Rubingh spoke to the Solar discussion
 - b. Doug Seaney spoke to the Solar discussion, Ag land versus vacant, whether tax assessments have been addressed, and abandonment of the installation has been discussed. Also discussed signage for his warehouse, whether there should be anything in the SUP. That has been addressed in other ordinances, specifically the Sign Ordinance.
10. Discussion of Annual report to be furnished to the Township. Jake Myers will research previous Annual reports submitted and will forward to Diebold. Diebold will work with A. Busman, Township Supervisor, to complete.
11. Next meeting – February 8, 2022. Diebold to be absent.
12. Meeting adjourned at 7:45 pm



Kurtis Busman, secretary

2/10/2022



Cindy Busman, recording secretary