

Banks Township Planning Commission
Regular Meeting and Public Hearing Final minutes
May 10, 2022

1. Meeting was called to order at 6:00 p.m. by R. Diebold
 - a. Present: Diebold, Hoeksema, Cooper, Waterman
2. Public Hearing
 - a. MMS Waterman, Cooper to open Public Hearing. Carried. Public Hearing opened at 6:01 p.m. There being no comment, no written testimony, MMS Waterman, Cooper to close Public Hearing. Carried. Public Hearing closed at 6:02 p.m.
3. Recognition of guests and visitors
 - a. Jake Myers, consultant, Kurtis Busman, Zoning Administrator, Cindy Busman, recording secretary, Dave Heeres, a Banks Township resident, Frank Hersha, a Banks Township resident. Later joined by Don Miles, a Banks Township resident. Frank is taking the open position on the Planning Commission vacated by Kurtis Busman.
4. MMS by Waterman, Cooper to approve April 12 minutes as amended. Motion carried
5. No announcements or correspondence
6. Public comment – Dave Heeres spoke about his property located at 7310 Rushton Rd, Ellsworth. He is applying for an SUP.
7. Standing reports –
 - a. Zoning Board of Appeals – No meeting since last PCC meeting
 - b. Zoning Administrator – Kurtis Busman: 4 applications for building permits. One application for land division. A landowner on Farrell Rd has applied for an SUP for a residential solar installation. ZA is waiting for further information. The blight situation on Coeling Rd is being monitored. An issue on Dixie Hwy is not resolved. Also being monitored.
 - c. Township Board rep – Tom Cooper: Highlighted minutes from Board meeting
 - d. Planning Consultant – Jake Myers: watching situation with local (Antrim County) housing shortage, prices. May need to address changes in zoning as far as ADU, Duplexes, cluster housing.
8. Unfinished Business
 - a. Proposed Ordinances
 - i. Firearms Training Facilities – MMS Cooper, Hoeksema to move the proposed ordinance to County Planning Commission and Township Board with the recommendations of the Planning Commission and the attorney. Motion carried.
 - ii. Ordinance regarding definition and regulations related to berms: County Planning Commission comment and next steps – Discussion of new definitions of ridges or embankment, adding “other earthen materials (such as sand, gravel, stone, not just “dirt”). MMS Hoeksema, Waterman to recommend to Township Board to add language expanding material definition of “dirt” to include above. No discussion. Motion carried.

b. Draft Ordinances

- i. Utility Grade Solar Energy Installations – review of language step by step. Jake will review and work with the entire ordinance, updating as discussed for continuing discussion by Planning Commission.

c. Discussion items

- i. Annual Report update – Diebold will send the report he created. Noted that he did a good job creating the report.

d. Action items – None

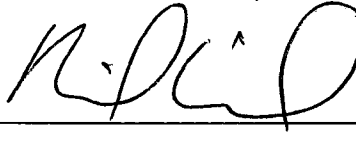
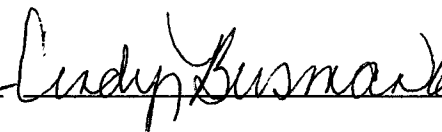
9. New Business – None

10. Public Comment

- a. Don Miles – 1) Commented on the definition of “dirt” versus “soil”, 2) praised the commission for their good work on Utility Solar installations, and 3) mentioned that the school house was purchased by Antrim Creek Natural Area. They will be holding an Open House and Estate auction on June 11
- b. Kurtis Busman commented on Utility Grade Solar installations – “may let the Genie out of the bottle”. May see lawsuits and attorney involvement if any landowners are denied.
- c. Frank Hersha commented on Berm ordinance – “need to be real specific on berm materials”. Also need to be very specific on Utility Grade Solar installations.

11. Next Meeting: June 14, 2022 at 6:00 p.m.

12. MMS Waterman, Hoeksema to Adjourn. Motion carried. Meeting adjourned.

 6/14/22  6/14/22

Cindy Busman, recording secretary