

Banks Township Planning Commission

Regular Meeting with Public Hearing

March 12, 2024

1. Meeting was called to order by R. Diebold at 6:00 p.m.
  - a. Present: A. Hoeksema, P. Howes, R. Diebold, F. Hersha, J. Waterman
2. MMS J. Waterman, P. Howes to open Public Hearing on Proposed Ordinance amendment re. Section 4.08 Recreational Vehicles (Ordinance #2-2024, formerly Ordinance #6-2023). Motion carried. Public Hearing opened 6:01 p.m.
  - a. R. Diebold reviewed what the proposed amendment allows and replaces
  - b. Public Comment: M. Comito spoke about the Zoning Administrator having enforceability. A. Busman said the enforcement ability is in the whole ordinance as far as court processes, etc. N. Hofmann asked if storage and use would be the same. Yes, they would be concurrent, not separate. Amendment doesn't require permits to be issued. There was a question about the definition of an RV. Line 9 is confusing. K. Busman asked about determination of start time, granting extensions. The Township Board will probably want the Township Attorney to review. K. Busman clarified storage on parcels under 3 acres would not be allowed on vacant land. Clarification that storage and use would run concurrently, not alternating.
  - c. Written correspondence (email) was received from K. and M. Schneider, and B. Slaski
  - d. MMS J. Waterman, A. Hoeksema to close the Public Hearing. Motion carried. Public Hearing closed at 6:20 p.m.
3. Guests and visitors
  - a. K. Lane, Beckett & Raeder consultant, K. Busman, Zoning Administrator, C. Busman, recording secretary, M. and S. Comito, N. Hofmann, S. Richards, A. Busman
4. MMS P. Howes, F. Hersha to approve the minutes of the January 9, 2024 meeting as written. A. Hoeksema – aye, P. Howes – aye, R. Diebold – aye, F. Hersha – aye, J. Waterman – abstained (was not present at Jan. meeting). Motion carried. MMS J. Waterman, P. Howes to approve the minutes of the February 13, 2024 work session as written. Motion carried
5. Announcements and Correspondence – none received
6. Public Comment – none
7. Standing Reports:

- a. Zoning Board of Appeals – has not met since the last Planning Commission meeting
  - b. Zoning Administrator – K. Busman: Light activity. There have been requests for a few permits for new houses, pole barns. There are 7 permits YTD
  - c. Township Board representative – J. Waterman: Highlighted items from the Board minutes. All Commission members have had a chance to review
  - d. Planning Consultant – K. Lane: Highlighted items from the provided packet.
8. Unfinished Business:
- a. Proposed Zoning Ordinance amendment #2-2024 (formerly #6-2023) re: Section 4.08 Recreational Vehicles – new language has not been reviewed by the Township Attorney. Township Board may send to Attorney for review. MMS J. Waterman, A. Hoeksema to send the proposed amendment to the Township Board to consider and approve and send to Antrim County Planning Commission for review and comment. Motion carried.
  - b. Master Plan 5 year revision – K. Lane reviewed and discussion followed on results of work session in February. Next steps – K. Lane will put into survey format and bring it back next month. Then the Planning Commission will decide on how to distribute.
  - c. 2023 Annual Report – Statute requires a report each year. R. Diebold and K. Busman are pulling information. PC is still compliant and will probably have the report done by the next PC meeting.
9. New Business
- a. Extraction ordinance review and next steps. There is a time limit under the existing moratorium. Discussion of the time limit and deadlines.
10. Public Comment:
- a. N. Hofmann asked about 2019 Master Plan review and what actions have taken place. S. Richards commented. M. Comito thanked the Commission members for their work on the proposed RV amendment.
11. Next Meeting: Tuesday, April 9. 2024
12. MMS J. Waterman, F. Hersha to adjourn. Motion carried. Meeting adjourned at 7:06 p.m.