

Banks Township Planning Commission

Regular Meeting Minutes

August 12, 2025

1. Meeting was called to order by P. Howes at 6:01 p.m.
 - a. Present were T. Strange, D. Rasmussen, T. Chellis, R. Friske, P. Howes
2. Recognition of guests and visitors:
 - a. K. Busman, Zoning Administrator, R. Shell, consultant for Beckett & Raeder, C. Busman, recording secretary, Paul Michanowicz, Marv Rubingh, Julie Waterman, Brad Waterman, Garielle Waterman (recording the meeting for Banks Citizens United for Zoning), Pat Michanowicz, Sandy Bauer, Nancy Hofmann, Tina Sundelius, all Banks Township residents.
3. MMS R. Friske, D. Rasmussen to approve the minutes of the July 8, 2025 Planning Commission meeting as written. MC
4. Announcements/Correspondence – Email from Doug Seaney to set a meeting for the Banks Township Board of Appeals to finalize the minutes, Findings of Fact, and By-Laws for the ZBA from the meeting held June 24, 2025. A letter was received from Dave and Donna Heeres which P. Howes read aloud.
5. Public Comment:
 - a. Marv Rubingh thanked the commissioners for their service and consideration of the Natural Resources extraction issue and passed out some further information. Paul Michanowicz asked for transparency as far as agendas, handouts, etc. Julie Waterman spoke about accepting a Public Comment policy such as the Township Board has.
6. Standing Reports:
 - a. K. Busman-Zoning Administrator: A few land division requests. He has forwarded a couple items to the Township Attorney for review. He is working with Dave and Donna Heeres to resolve an issue.
 - b. R. Shell- Beckett & Raeder, planning consultant: has sent the existing Sand and Gravel Extraction ordinance to the Township Attorney for review.
7. Unfinished Business
 - a. Completion of Master Plan – discussion of any existing contract for Beckett & Raeder to complete the work of the Plan, as well as Township Board approval of funding. P. Howes will determine if there is a contract.
 - b. Revision of Sand & Gravel Ordinance – P. Howes read from the minutes of the June Township Board meeting in regards to the existing Sand and Gravel Ordinance. She presented a draft ordinance for Planning Commission

members to review and discuss in an effort to simplify. R. Shell discussed simplicity of the draft ordinance and also that the Police Powers ordinance also adopted in November 2024 is tied to the existing Sand and Gravel Ordinance. The draft ordinance may be too simple. Discussion of Attorney review of existing and new draft ordinance(s) to find middle ground. There is a balance the Township wants to find between providing a good amount of details on reclamation and very serious consequences, to mitigate harm while not making it overly burdensome. Beckett & Raeder will gather some examples as a point of comparison to review before the PC moves forward.

8. New Business:

- a. Review Setbacks – At the July Township Board meeting a motion was made by M. Rubingh, supported by R. Friske to ask the Planning Commission to review setbacks with the possibility to reduce or eliminate them. Motion carried – yes by M. Rubingh, R. Friske, K. Postmas, J. Chellis. No by A. Busman. Discussion is to eliminate additional Township setbacks over and above what the road right of ways require on road frontage only. Any change needs to be mindful of safety and the overall Master Plan for aesthetic. MMS R. Friske, T. Chellis wherever there is a county right of way that the township does not exceed that right of way or the township eliminates setbacks wherever there is a road right of way. P. Howes called for further discussion. R. Shell stated this would be a regulatory change so next steps would be to draft a new ordinance, an amended version, then bring that back for consideration. Also a Public Hearing would have to be held. R. Friske withdraws his motion. MMS R. Friske, T. Chellis to ask Beckett & Raeder to start the process to amend the ordinance to eliminate setbacks that exceed all road right of way setbacks. Ayes – T. Strange, T. Chellis, R. Friske, P. Howes. Nay – D. Rasmussen. Motion Carried.

9. Public Comment:

- a. N. Hofmann – Disappointed on new draft of Sand and Gravel Extraction ordinance. The current ordinance is 17 or so pages. Going down to 2-1/2 pages is disturbing. The Commission needs to find a good balance of protection for the residents and the property owners ability to use his/her property as they wish.

10. Next Meeting: Tuesday, September 9, 2025 at 6:00 p.m.

11. MMS T. Chellis, T. Strange to adjourn. MC Meeting adjourned at 7:09 p.m.