

Banks Township Planning Commission
Regular Meeting Minutes
6:00 P.M.
March 10, 2015

1. **Call to Order** at 6:00 P.M. by Chair Costolo

2. **Roll/ Recognition of visitors:**

Present: Austin, Cooper, Costolo, Randall

Absent: Parafin

Also present: Mary Campbell, Irene Shooks, Andy Veenstra

3. **Approval of Minutes:** MMs by Austin, Cooper to approve January minutes. MC. No meeting was held in February.

4. **Public Hearing (when scheduled):** none

5. **Public comment on non-agenda items:** none

6. **Response and comment from commissioners:** none

7. **Reports:**

Zoning Board of appeals: none

Zoning Administrators: no permit requests

Township Board Representative:

- Board is looking into adding more stairs and a lift for upstairs
- Interior painting has begun
- Banks Township Park project is being pared down for now, but working on grants

Planning Consultant: response from Antrim County Planning commission

8. **Old Business:**

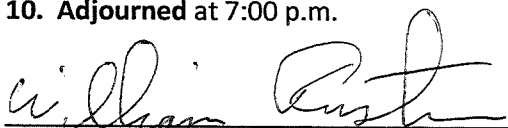
MMS by Austin, Randall that the Planning Commission recommend denial for proposed rezoning of Parcels from Ag to VM (per attached map) after review of comments from Antrim County Planning Comm'n. MC

Discussion on revision of Section 6.09 Schedule of Regulations and footnotes. Commission recommends replacing 20 acres requirement with 10 acres, with similar changes in footnotes. (proposal attached. Cooper will submit to the Township Board for their comments, and if it goes forward, looking at a public hearing in May.

9. **New Business:**

Mary talked about her pending retirement in July.

10. **Adjourned** at 7:00 p.m.



Bill Austin, sec'y



Irene Shooks, Rec/sec

PC recommendation for Township Board preliminary comment-- March 2015

1. The Planning Commission is considering a potential ZO amendment:
 - a. to change the minimum lot size in Ag from 20 acres to 10ac.
 - b. to modify footnote a, to correspond with the 10 ac size and to clarify the language (see page 2—for both existing footnote a language and proposed revisions).

Section 6.09 Schedule of Regulations

Zoning District	District Name	Minimum Lot Area		Maximum Height of Structure (l)		Minimum Yard Setbacks			Min. D. U. Width	Max % of Lot Coverage
		Area s.f.	Width	Stories	Feet	Front	Side	Rear		
A	Agricultural	10 ac 20 ac (a) (f)	200'	2.5	35' (i)	35' (b) (g)	20'	25'	14'	20%
C/R	Conservation / Recreation	20,000 (f)	150'	2.5	35' (i)	50' (b) (g)	20' (h)	35'	20'	30%
R-1	Low Density Residential	20,000 (c) (f)	100'	2.5	35' (i)	50' (b) (g)	10'	35'	20'	35%
MH	Mobile Home District	12,000	100'	2.5	35'	20'	10'	15'	14'	35%
V	Village	10,000 (c)	-----	2.5	35' (i)	20' (b)	5' (d)	10' (e)	20'	35%
M	Manufacturing	S.I. 2 ac I.P. 40 ac	150'	2.5	35'	50'	25'	25'	-----	-----
VM	Village Manufacturing	-----	150"	2.5	35"	20"	15"	25"	-----	-----

S.I. Single Industry
I.P. Industrial Park

Banks Township
Planning Commission consideration
March 2015

Section 6.09 Schedule of Regulations

Footnote a. – Existing language proposed to be replaced

a. A parcel smaller in size than the required twenty (20) acre minimum may be allowed as a split, provided the original parcel shall be at least twenty (20) acres. The resulting lot or lots shall have a maximum of one hundred (100) feet of road frontage, and shall not be more than 1 acre in size. Additionally, a parcel smaller in size than the required twenty (20) acre minimum may be created as a re-configuration of existing lots, provided the remaining original parcel shall be at least twenty (20) acres and there is no net increase in the number of parcels.

PROPOSED Footnote a-revision

A parcel smaller in size than the required ten (10) acre minimum may be allowed as a split, provided the remainder of the original parcel shall be at least ten (10) acres; and the resulting small lot or lots shall have a maximum of one hundred (100) feet of road frontage, and shall not be more than 1 acre in size.

Additionally, a parcel smaller in size than the required ten (10) acre minimum may be created as a re-configuration of existing lots, provided one of the resulting parcels shall be at least ten (10) acres and there is no net increase in the number of parcels.