

BANKS TOWNSHIP
Planning Commission Regular Meeting
MINUTES
November 12, 1998

CALL TO ORDER - Chairman Rubingh called the meeting to order at 7:35pm
ROLL CALL - Rubingh, Strange, Passehl, Williams and Pearl were present. Kessler was absent.

PUBLIC PRESENT - Mary Campbell

APPROVAL OF THE MINUTES - The October 8, 1998 minutes were approved as written. Motion moved by Strange, supported by Williams. All yeas. Motion carried.

NEW BUSINESS - Parcel Division application from Shirley J Johns for 7120 Old Dixie Highway dated November 2, 1998. In reviewing the criteria set forth in the Township Land Division Ordinance, the Commission found that item #1, proof of ownership was sufficient: item #2, name/address of all interested property owners was sufficient: Item #3, A brief statement as to the purpose/intention of the split - "to be used as a guest house". Once the parcel would be split, the new parcel could have a residence on it, so a guest house would be allowable. Item #4, History of prior splits - there has been none. Item #5, A survey map showing the dimensions of the resulting parcels and the proposed division has not been provided. The motion was moved by Strange, supported by Passehl to deny this request based on the appearance that the resulting parcel would be out of compliance with the 4 to 1 depth/width ration required by the Michigan Land Division Act; the lack of a to scale drawing; the lack of a drawing indicating where the parcel would be split; and a legal description which is doubtful that it would meet the Antrim County Equalization criteria. All yeas. Motion Carried. Strange made a motion that Young's office be contacted and ask them to provide us with a one page flow chart to go with their Township Land Division Ordinance and if the State of Michigan's Land Division has different requirements, to also provide a flow chart for it, which would facilitate planning commissions in going over the criteria to approve or deny land division requests. Supported by Passehl. All Yeas. Motion carried. Pearl was asked to contact Young's office on this.

UNFINISHED BUSINESS (PENDING) - Chairman Rubingh turned the meeting over to Mary Campbell from Wade-Trim. Members had been sent the Community Profile and Strategic Goals, Policies & Actions sections. These were reviewed and corrections/additions made. The Opportunities & Constraints Map & the Future Land Use Map were reviewed. Members were asked to review the Future Land Use Text; the Plan Adoption & Implementation; the Cover & Introduction. Members were asked to get any corrections/additions and/or deletions to Mary Campbell no later than November 19th so that she could get the draft copy of the Master Land Use Plan prepared for the public meeting on January 14th and to our commission members before our December 10th meeting. At the December 10th meeting we can discuss any changes and contact her after the meeting if any change is needed.

At the public hearing on January 14th, we will consider the Master Land Use Plan only, and then resume work on the Zoning Ordinance at our February meeting.

ADJOURNMENT at 9:15pm

Minutes submitted by Acting Secretary,

Doris A Pearl

December 10, 1998 will be the date for the next Planning Commission meeting.