

BANKS TOWNSHIP PLANNING/ZONING BOARD  
SPECIAL MEETING

MARCH 17, 1994

MEMBERS PRESENT: Chairman Bud Weede, Marvin Reubingh, Charlie Warner, Gary Strange, Tina McDuffie, and Zoning Administrator Doris Pearl

GUESTS: Greg Strange and Ron Boss

CALL TO ORDER: Chairman Weede called the meeting to order at 7:35 p.m. Gary Strange introduced Greg Strange and Ron Boss to the Board. They came as representatives of the Village of Ellsworth. There is interest in establishing zoning for the Village. Greg and Ron feel it is important to coordinate any possible Village zoning with the current activities of our Board.

MINUTES: Tina McDuffie read the Minutes of the March 10 meeting. Gary Strange motioned to accept the Minutes as amended. Marv Reubingh supported. Motion carried unanimously.

BUSINESS: Doris Pearl began with a description of the purpose and content of the Norwood Township Open Space Overlay District. Doris was a part of the planning team who developed the document for Norwood Township and so is familiar with its content. Doris informed us that if we were to adopt a similar plan for Banks Township it could be an Overlay District in any of our existing Ag-1 Districts. She then recommended that whatever we develop should be reviewed by attorney Jim Young to assure that all the legal language of the document is consistent with the language of the existing Banks Township Zoning Ordinance.

The Board went on to discuss how we could develop a similar plan for Banks Township. Gary suggested not limiting it to Ag-1 Districts but recommended including R-1 Districts. The Board decided to name the document "Banks Township Planned Unit Development District".

Gary Strange motioned that when completed, The Planned Unit Development District be applicable to all existing Ag-1 and R-1 Districts in Banks Township. Tina McDuffie supported. Motion carried unanimously.

Charlie expressed concern that the language in Sec. 3.9 B is not specific enough. He would like the language reviewed to assure that a planned unit development district would apply only to parcels that the owner is interested in developing in a clustered housing - open space manner. Is the language specific enough to protect the property owner not interested in developing his parcel in this manner? Gary will approach Township about retaining Jim Young to address this concern.

The Board agreed that Section D 2d will be changed to read "Building envelopes shall avoid being sited on the tops of ridge lines." And, Section D 2e will read "Building envelopes shall avoid including areas with slopes in excess of 18% to prevent erosion."

Tina will contact Rod Cortright about getting the disc with the Norwood Township document and will make the recommended changes.

ADJOURNMENT: At 9:30 p.m. Bud motioned to adjourn. Charlie seconded.

NEXT MEETING WILL BE THURSDAY, APRIL 14 at 7:30 p.m.  
ROD CORTRIGHT WILL MEET WITH US AT THIS TIME !!!

Sincerely Submitted,

Tina McDuffie  
Secretary