

Banks Township Planning Commission

Regular Meeting and Public Hearing

March 10, 2026

6:00 p.m. Banks Township Hall

1. Meeting was called to order at 6:00 p.m. by Vice Chair Travis Chellis.
 - a. Present: Richard Friske, Tyler Strange, Travis Chellis. Absent (excused) were Dave Rasmussen, Patti Howes
2. Pledge of Allegiance was recited
3. MMS T. Chellis, R. Friske to add discussion of Sand and Gravel ordinance, RV ordinance, ADU ordinance, and Special Use Permit uses to New Business per discussion and input received at the Township Public Hearing held March 5, 2026. Motion carried.
4. Guests and Visitors: K. Busman, zoning administrator, Ruben Shell, Beckett & Raeder – Planning Consultant, Cindy Busman, recording secretary. Banks Township Residents: Don King, Ann Anderson, Jesse Anderson, Laura Edwards, Julie Waterman, Brad Waterman
5. MMS T. Strange, R. Friske to approve minutes of February 10, 2026 meeting as written. MC
6. Announcements and Correspondence: letter of approval received from Antrim County Planning Commission regarding new Setback language.
7. Public comment was received from Ann Anderson, Don King, Brad Waterman, Paul Michanowicz, Marv Rubingh
8. Standing Reports:
 - a. Zoning Board of Appeals – has not met
 - b. Zoning Administrator – K. Busman: 1 permit issued, SUP for Beardon/Storage units on US 31/Byers Rd intersection waiting for signatures. Change of Use was issued to Friske Acres II, LLC for property on Lime Lake Road, Ellsworth
 - c. Township Board Representative – Richard Friske: Referred to Public Hearing held March 5, 2026
 - d. Planning Consultant – Ruben Shell: items will be addressed in later discussion
9. MMS T. Chellis, T. Strange to open Public Hearing for Draft of Two Family Dwelling Zoning Amendment in Agriculture and Conservation/Recreation (CR) District(s). MC Public Hearing opened at 6:20 p.m. Rules for Public Hearing were read by T. Chellis.

Comments were received from K. Busman (as a private citizen), Jesse Anderson, Candy Hoeksema, Ann Anderson, Paul Michanowicz. MMS T. Strange, T. Chellis to close Public Hearing. Motion carried. Public Hearing closed at 6:25 p.m. Discussion followed. MMS T. Strange, R. Friske that the Banks Township Planning Commission recommend approval of the proposed amendment to Zoning Articles III, VI, and VIII pertaining to Two Family Dwellings, as presented in the Draft Amendment dated March 2026, and forward the amendment to the Antrim County Planning Commission and the Banks Township Board of Trustees for review and consideration in accordance with the Michigan Zoning Enabling Act. Roll Call vote: T. Strange – Aye, R. Friske – aye, T. Chellis – Nay. Motion carried

10. Unfinished Business

- a. Review of Master Plan Refinements – R. Shell has provided updated Master Plan language. Tabled further action due to absent PC members.
- b. Setback Amendment – has been forwarded to Board of Trustees
- c. Sand and Gravel Ordinance – Draft will be presented by Atty. Catherine Kaufman on 4/14/26.

11. New Business

- a. Resolution 3 of 2020 – Propane tank placement. MMS T. Chellis, R. Friske to remove the definition of a propane tank as a structure and follow the County and State (ASME) rules for placement. Motion withdrawn. MMS T. Chellis, R. Friske to Amend Resolution 3 of 2020 to remove the definition of propane tanks as a structure. MC
- b. Sand and Gravel – see Unfinished Business #3
- c. RV Ordinance – discussion was held. No action taken
- d. ADU – MMS T. Strange, T. Chellis to instruct R. Shell – Beckett & Raeder Planning Consultant to draft an amendment to the existing Ordinance to change Accessory Dwelling Units (ADU) from permitted with Special Use Permit (SUP) to a permitted use. MC
- e. SUP – Commissioners will look at each use currently requiring SUP and recommend what should be made permitted use versus requiring SUP at next meeting.

12. Public Comment

- a. Public Comment was heard from Marv Rubingh, K. Busman (as a private citizen), Don King, Jesse Anderson, Candy Hoeksema, Ann Anderson

13. Next Meeting – April 14, 2026

14. MMS T. Strange, R. Friske to adjourn. MC. Meeting adjourned at 7:46 p.m.