

Banks Township Planning Commission

Regular Meeting Minutes

April 14, 2026

Banks Township Hall, 6:00 p.m.

1. Meeting was called to order at 6:00 p.m. by Chairperson Patti Howes. Pledge of Allegiance was recited.
  - a. Present: Richard Friske, Travis Chellis, Patti Howes, Tyler Strange, Dave Rasmussen.
2. Guests and Visitors
  - a. K. Busman, Zoning Administrator, Rueben Shell, Planning Consultant – Beckett & Raeder, Cindy Busman, recording secretary, Catherine Kaufman, Bauckham Thall, Township Attorney
3. MMS T. Strange, T. Chellis to approve the March 10, 2026 minutes as written. MC
4. Announcements and Correspondence – P. Howes announced a Parks and Recreation survey is available on the Township website at Bankstownshipmi.gov. Correspondence was received and will be made part of the record.
5. Public Comment:
  - a. Public Comment was received from Ann Anderson
6. Standing Reports:
  - a. Zoning Board of Appeals – has met twice for a request for Determination of a Zoning Administrator decision. The Zoning Administrator decision was upheld by the ZBA.
  - b. Zoning Administrator, Kurtis Busman – not many permit requests, although there are many questions being asked.
  - c. Township Board Representative, Richard Friske – Highlighted the minutes of the last Township Board meeting. The commissioners have had a chance to review.
  - d. Planning Consultant, Rueben Shell – Planning Items will be covered in agenda items
7. Unfinished Business
  - a. Master Plan – The Planning Commission is required by the Michigan Planning Enabling Act to update or create a Master Plan every five years. The PC has completed all the steps including surveys, Public Hearing, a 63 day review period, notifications as necessary. The Master Plan is now a complete document. MMS P. Howes, D. Rasmussen to adopt the Master Plan. Discussion. Roll Call vote: R. Friske – Aye, T. Chellis – Aye, T. Strange – Aye, D. Rasmussen – Aye, P. Howes – Aye. Motion Carried. MMS P. Howes, D. Rasmussen to put forth a Resolution of Adoption for the Banks Township Master Plan of 2026 – WHEREAS the Michigan Planning Enabling Act (MPEA), 2008 PA 33, MCL 125.3801 et seq. requires municipal planning commissions to prepare a “master plan” pertinent to the future development of the municipality, and WHEREAS the Banks Township Planning Commission has prepared a draft Master Plan for Banks Township, to update and replace its previous Master Plan, dated 2019, and WHEREAS the draft Master Plan was made available to the various entities and the general public as required by the MPEA, including adjacent

municipalities and Antrim County, for a 63-day review and comment period, and WHEREAS a public hearing on the proposed Master Plan was held by the Planning Commission on February 10, 2026 pursuant to notice as required by the MPEA, and WHEREAS the Planning Commission received and considered written public comments submitted during the 63-day review period and at the public hearing, and has incorporated minor editorial, factual, and clarifying revisions into the draft Master Plan in response to those comments, as documented in the Planning Commission's Public Comment Summary Memorandum dated March 10, 2026, and WHEREAS the Planning Commission finds the proposed Master Plan as revised is desirable and proper, and furthers the land use and development goals and strategies of the Township, NOW, THEREFORE BE IT RESOLVED, that the Banks Township Planning Commission hereby adopts the 2026 Banks Township Master Plan as revised following the public review period and public hearing, including all text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the Future Land Use Map. Roll Call vote – R. Friske – yes, T. Chellis – yes, T. Strange – yes, D. Rasmussen – yes, P. Howes – yes. Motion Carried

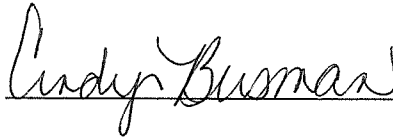
- b. Status of Setback Amendment – Township Board voted down unanimously. Planning Commission will wait for further direction from the Board.
- c. Two Family Dwelling Zoning amendment in Agriculture and Conservation/Recreation (CR) Districts – update. The amendment has been sent to Antrim County Planning Commission. It does not conflict with the County Plan so they have no issue with it, The PC wanted to carve out waterfront properties to prevent building of Two-Family Dwellings. It is not allowed to carve out certain properties in a district. An overlay district must be created. PC does not want to create an overlay district that will further complicate the zoning map. MMS D. Rasmussen, P. Howes to strike CR from the Zoning Amendment, leaving Ag. Roll call vote: P. Howes – yes, D. Rasmussen – yes, T. Strange – yes, T. Chellis – yes, R. Friske – No. MC. R. Shell will change the language in the Amendment. A Public Hearing will be held on May 12, 2026 at 6:00 p.m. at the Banks Township Hall.
- d. Resolution #3 or 2020 – MMS T. Strange, T. Chellis to recommend to the Board to modify or rescind Resolution #3 of 2020 to remove propane tanks from the Resolution. MC
- e. Review Accessory Dwelling Unit (ADU) draft, Proposed change from Special Use to Permitted Use. MMS D. Rasmussen, T. Strange to call for a Public Hearing to be held on changing Accessory Dwelling Units (ADUs) from requiring a Special Use Permit (SUP) to a permitted use in all districts where ADUs are currently allowed. MC. Public Hearing will be held May 12, 2026 at 6:00 p.m. at Banks Township Hall
- f. Review of RV ordinance – tabled to May 12, 2026

## 8. New Business

- a. Sand and Gravel Extraction – review of sample ordinances. C. Kaufman read from the Michigan Zoning Enabling Act, outlining what an applicant for a Sand and Gravel Extraction permit would have to provide when applying for said permit. The applicant has to prove they have 1) a valuable resource, 2) there is a need, and 3) there would be no very serious consequences as a result of mining, Application for permit is a very long, complicated

process and many studies are required including Hydrogeological, Topographic/geological, noise and vibration, traffic impact, air quality and dust control, endangered species impact, economic analysis, reclamation plan. The Planning Commission will continue to review the sample ordinances furnished and determine at a future date how that aligns with the current Zoning Ordinance and if any changes are desirable.

9. Planning Commission Training – C. Kaufman, Township Attorney, spoke about the role of the Planning Commission, why it exists, what it's duties and responsibilities are.
10. Public Comment – was received from Don King, Jesse Anderson, Julie Waterman
11. Next Meeting – May 12, 2006 at the Banks Township Hall
12. MMS T. Strange, T. Chellis to adjourn. MC. Meeting adjourned at 8:25 p.m.

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Dave Rasmussen, Secretary

Cindy Busman, recording secretary