

Banks Township Planning Commission

Regular Meeting and Public Hearing

May 12, 2026

Banks Township Hall 6:00 p.m.

1. Meeting was called to order at 6:00 p.m. by Chairperson Patti Howes. The Pledge of Allegiance was recited. Present were Richard Friske, Travis Chellis, Tyler Strange, and Patti Howes. Absent (excused) Dave Rasmussen
2. Guests and Visitors: Ken Lane, Beckett & Raeder Planning Consultant, Cindy Busman, recording secretary, Township residents Dave Daniels, Marv Rubingh, Julie Waterman, Don Miles
3. MMS T. Strange, R. Friske to approve the minutes of the April 14, 2026 Planning Commission meeting as written. Motion carried. Due to a miscommunication, a Public Hearing for Two Family Dwellings in certain districts will not be held tonight.
4. Announcements and Correspondence – none received
5. Public Comments were heard from Dave Daniels and Marv Rubingh
6. MMS R. Friske, P. Howes to open the Public Hearing for Draft Amendment to move Accessory Dwelling Units (ADUs) from requiring a Special Use Permit (SUP) to a Permitted Use. MC. Public Hearing opened at 6:10 p.m. Rules for Public Hearing were read by P. Howes. P. Howes read the Public Notice specifying which districts would be affected by this change. D. Miles asked if all specifications (size, location, etc.) for approval would remain the same. Also, why permit an ADU in the Mobile Home district. There being no further comment, MMS T. Chellis, T. Strange to close Public Hearing. MC. Public Hearing closed at 6:15 p.m. Following a Public Hearing held on May 12, 2026 MMS P. Howes, R. Fiske to recommend approval to the Banks Township Board of Trustees of an amendment to the Banks Township Zoning Ordinance to allow Accessory Dwelling Units to be a permitted use in the A (Agriculture), C/R (Conservation/Recreation), R-1 (Low Density Residential), MH (Mobile Home), and V (Village) Districts. MC
7. Standing Reports
 - a. Zoning Board of Appeals – has not met
 - b. Zoning Administrator – Kurtis Busman: Not present. Notified Chairperson Howes he has nothing out of the ordinary to report

- c. Township Board representative – R. Fiske: highlighted the minutes from the last Township Board meeting. All PC commissioners have had an opportunity to review
 - d. Beckett & Raeder Planning Consultant – Ken Lane: gave a brief history of his involvement with Banks Township from 9/22 to 6/25. Next step on ADU item is to send the proposed ordinance amendment to Antrim County Planning Commission for review. Also brought up a new trend of Data Centers approaching Northern Michigan towns for possible construction. These centers require a lot of resources, water, electricity. Other communities are starting to add zoning requirements for data centers. If that is an area the PC wants to review, he can help.
8. Unfinished Business
- a. Two Family Dwellings in A (Agriculture) District
 - i. Amendment to permit Two Family Dwellings in Agriculture District. MMS P. Howes, T. Strange to call for Public Hearing for Two Family Draft Amendment in Agriculture District on June 9, 2026. MC
 - b. Master Plan
 - i. Township Board voted 4-1 to reopen the Master Plan to consider comments that were received during the 63 day review period. All comments received during the 63 day review period that pertained to the Master Plan were incorporated. MMS P. Howes, T. Strange to deny the Board’s request to open up the Master Plan for further discussion on comments received during the 63 day review period because all comments received specific to the Master Plan were considered and integrated where possible. Roll call vote: T. Strange – yes, T. Chellis – yes, R. Friske – no, P. Howes – yes. MC 3 – 1
 - c. Setbacks
 - i. Township Board sent the proposed setback amendment back to the PC for reconsideration of side and rear setbacks in all districts. MMS T. Chellis, R. Friske to accept the Board’s recommendations for setbacks except Manufacturing where the front setbacks would be left at 50 feet. Roll call vote: R. Friske – yes, T. Chellis – yes, P. Howes – no, T. Strange – no. Motion failed. After deliberation, PC will recommend the following setbacks –
 1. Village Manufacturing; front, side, rear 20, 15, 20
 2. Manufacturing: front, side, rear 50, 15, 20
 3. R-1 Low Density Residential: front, side, rear 30, 10, 20
 4. C/R: front, side, rear 20, 20, 30

5. Ag: front, side, rear 20, 20, 20
 6. MH: front, side, rear 20, 10, 15
 7. Village: front, side, rear 20, 5, 10
 - ii. MMS T. Strange, T. Chellis to recommend change setbacks to above numbers and be prepared to review at next meeting. MC. Call for Public Hearing on June 9, 2026 to be held at Banks Township Hall 6:00 p.m. Ken will forward to Township Clerk for notice.
 - d. Lakefront Zone/Waterfront Residential District
 - i. Township Board requested PC to consider creating a new district or an overlay district addressing waterfront property on Lake Michigan, Lake Sinclair, Wilson Lake, and Little Torch Lake. MMS R. Friske, T. Chellis to tell the Board PC is good with what exists and PC doesn't want to make the Ordinance more complicated by creating another district or an overlay. R. Friske – yes, T. Chellis – yes, P. Howes – yes, T. Strange – no. MC 3-1
 - e. Sand and Gravel Extraction
 - i. Emphasized what Attorney Catherine Kaufmann presented at last meeting. Attorney has presented a potential template for consideration from another township. After discussion, PC decided to use the furnished template as a starting point. All PC members will review that ordinance and bring deletions or additions to the next meeting for further deliberations.
9. Public Comment – was heard from Don Miles
10. MMS T. Chellis, R. Friske to adjourn. MC. Meeting adjourned at 8:05 p.m.
11. Next Meeting: June 9, 2026 Banks Township Hall 6:00 p.m.