

Joyfield Township Planning Commission Minutes

June 26, 2014

1. Call to Order @7:30pm
2. Roll call - all present
3. B. Evans asked that the minutes/comments from the May 29th Public Hearing also be read and approved. With that addition, Wood made a motion to approve the agenda. Krueger second. Motion carried.
3. Public participation for agenda items - none
4. The minutes from May 15th Planning Commission meeting were read. Wood made a motion to approve, M. Evans second. Motion carried. The minutes/comments from the May 29th Public Hearing were read. Wood made a motion to approve, B. Evans second. Motion carried.
5. Benzie County Planning Commission Update - none
6. Unfinished business
 1. Master Plan.
 - a. It was discussed that the revisions to the Master Plan had been updated online which included the addition of the Business Meeting Comments however, a few changes needed to be made to the comments. First, the change of the title of #1 to: "Uses Currently Identified by the Businesses Present" rather than "Uses Currently Identified as Occurring in the Township". Second, add the missing ideas of 1)"Retail traffic in rural areas" and 2) "Allow business/commercial transfer after a death or illness" to the Ideas Offered by Participants section. Wood made a motion to include these pieces, M. Evans second. Motion carried.
 - b. The commission recognized that a revision was needed to the Rural Category of the Future Land Use Map in order to help support the commercial businesses which currently exist throughout the township. The commission discussed and agreed to the following:

"The Rural designation includes residential uses, agricultural uses, ag-related industry, and cottage industries. The coexistence of these uses creates the rural and scenic character of Joyfield Township, and all are encouraged and supported within the Rural district.

Like many rural communities Joyfield Township has several scattered commercial/business enterprises that have developed outside of planned commercial districts. Although the Future Land Use map envisions the concentration of the business enterprises at the US-31 and M-115 intersection it recognizes that these isolated, but thriving businesses, need to have the same protections afforded businesses within the commercial district. To this end, the zoning regulations when drafted will include a special designation for these properties in order to ensure their conformity and continuance."

Wood made the motion to approve this revised rural distinction, B. Evans second. Motion carried.

- c. M. Evans brought up his concern with the potential tax effects of rural preservation (example being the land conservancy) on the townships tax base. He used Blaine Township as an example and does not want to see the tax base erode because of these lands being taken off the tax rolls.
- d. With the Business Meeting changes and the Rural Category revision Wood made a motion to approve the Master Plan, Krueger second. Motion carried.

7. New Business - none

8. Public participation for non-agenda items - heard

9. Adjournment @8:00pm. Motion by Wood, second by Krueger. Motion carried.