

Joyfield Township Planning Commission Minutes

July 18, 2013

1. Call to Order @ 7:15pm
2. Roll Call – all present.
3. Wood made a motion to switch items 1 and 2 under New Business. With the by-laws being reviewed first and the DRAFT MP second. Wood made a motion to approve the agenda with those changes, Krueger second, motion carried.
4. Public participation for agenda items - heard
5. Minutes from June 20th were read. Krueger made a motion to approve the minutes, M. Evans second, motion carried.
6. Unfinished business
 1. Lakes to Land Regional Initiative with Beckett & Raeder
 1. Betsy gave a report on the Lakes to Land Priorities meeting. She explained the top four project oriented goals: 1)roads/trails 2)Bridge over the Betsie River 3)Dump Day 4)Zoning implementation. Betsy also shared the top 10 goals for the entire L2L region. 1)Trails system 2)Infrastructure 3)Economic development 4)Specific regulations and zoning 5)Blight 6)Expand recreation opportunity 7)Water quality 8)Agriculture 9)M-22 scenic hwy 10)Improve communications
 2. Continued discussion was had on the future land use map specifically concerning the extension of the commercial area east down Hoadley Rd and further southeast down M115. Commission members expressed concern about demand/need for this much commercial space however comparison was made to the land use map of the former MP for zoning under Benzie County. Continued time for thought on this commercial designed area was given.
7. New Business
 1. By-law review: Planning commission members terms. The Joyfield township board requested that the Planning commission terms in office be defined by the calendar year because it was not specific in our current by-laws. Section 3 A was suggested stating that “The term of office shall follow the calendar year of January 1 through December 31”. Wood made a motion to add this section to the by-laws, Hayne second, motion carried.
 2. Master Plan DRAFT review. Commission members received an electronic link and password to view the first MP draft. B&R requested initial comments back through Betsy. It was agreed that all commission members would forward their comments on the MP draft to Betsy by July 31st.
8. Public participation for non-agenda items – heard.
9. Adjournment. Motion by Wood to adjourn, B. Evans second, motion carried. Meeting adjourned at 8:40pm.

Respectfully submitted,
Marianne Hayne, secretary