

Joyfield Township Planning Commission

Master Plan Public Hearing Comments

May 29, 2014

7:00pm at The Joyfield Township Hall

1. Don Smeltzer 3288 Herring Rd. Frankfort, MI

Don came to the public hearing as a property owner in Joyfield township and wanted to listen to the comments. He had not had time to read the Master Plan.

2. Seth Bolan (Xpert Fulfillment) 8160 M-115 Benzonia, MI

Betsy Evans read a submission from Seth (which had been posted on the Lakes to Land website earlier in the day). Seth, as owner of Xpert Fulfillment, is concerned about the size of the proposed commercial district and felt that commercial businesses would not be able to thrive within that small of a district. Seth also suggested that the results/comments from the business owners meeting be added to the Master Plan.

3. Deb Lindgren Mick Rd. Benzonia, MI

Deb agreed with Seth's comments and feels that the commercial district is too small for Joyfield Township. Deb also asked how the revised Right to Farm Act (RTFA) and the Generally Accepted Agricultural Management Practices (GAAMPs) would potentially effect zoning in Joyfield Township. John Iacoangeli from Beckett and Raeder helped to clarify this RTFA revision and explained that the new Category 4 sites will be issues seen in urban areas and not in rural areas such as Joyfield township.

4. Jim Evans Crawford Rd. Benzonia, MI

Jim stated that the Master Plan is representative of time, energy and hard work by the planning commissioners who have been volunteering throughout this process. He stated that the cost savings in creating this master plan was substantial compared to the master plan update that the county (Benzie) planning commission is working on.