

Joyfield Township Planning Commission Minutes

May 15, 2014

1. Call to Order @ 7:30pm
2. Roll Call - all present
3. Approval of Agenda - Wood made a motion to approve the agenda, Krueger second. Motion carried.
4. Public Participation for agenda items - none
5. The Minutes from April 17, 2014 were read. B. Evans made a motion to approve the April minutes, Krueger second. Motion carried.
5. Benzie County Planning Commission Update - none
6. Unfinished business
 1. MP review.
 - a. The planning commission first looked into possibly revising the definition of "Scenic & Rural Character". After looking at a new definition, discussion and re-reading the current definition the planning commission decided to keep the language of the definition the same.
 - b. Next, the verbiage surrounding development rights was discussed. Krueger offered a suggested revision. The board reviewed the Arcadia township master plan and their mention of development rights. After some discussion the board decided on the addition of the following building block: "While the township can in no way be obligated to purchase or financially support the sale or transfer of development rights it will support adopting a Development Rights Ordinance with the expressed purpose of becoming eligible to participate in the land conservancy, the Agriculture Preservation Fund Program or programs like these which would help fund the purchase of Development Rights Agreements for interested members of the agricultural community." (This revision was submitted to Lakes to Land on May 20th to be added to the Master Plan).
 - c. A brief discussion and clarification was had on the use of the word "nodal" and its meaning within the Master Plan.
7. New Business
 1. Capital Improvement Plan Document
 - a. Wood explained that the cemetery project could fall under a capital improvement project and that the township board had this on their radar.
8. Public participation for non-agenda items - heard
9. Adjournment @ 8:10pm. Wood made a motion to adjourn, Krueger second. Motion carried.