

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting, August 6, 2020
8:00 p.m.

A. CALL TO ORDER BY CHAIR

The meeting was called to order at 8:00 p.m.

Members Present: Mike Walter, Deena McIntosh, Doni McLennan, Dave Thompson, John Seefeld, George Daubner, and Sybil Kolon

Members Absent: None

Others Present: Silas Bialecki (11983 Noggles Rd), Sarah Fielder (11983 Noggles Rd), Nathan Booth (718 Glen Oak Dr), and Melissa Kalnasy (Carlisle/Wortman)

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

A motion was made by Kolon with a second by Daubner to approve the agenda as written. All ayes. Motion carried.

C. APPROVAL OF MINUTES

A motion was made by Kolon with a second by Daubner to approve the minutes of the July 9th meeting as amended to fix a grammar error. All ayes. Motion carried.

D. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

Fielder: I was hoping to continue the conversation about making changes to the secondary dwelling legislature and the square footage requirement (making it smaller). I know things are crazy right now, and I appreciate your continued consideration.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

There are no comments at this time.

II. Report of Township Board Representative

There was discussion of the Township Board meeting. Minutes of the meeting were provided.

III. Report of Zoning Board of Appeals

Walter: There has not been a meeting, but there was a request that was almost immediately withdrawn to add on a section of one parcel (that held a garage) to another parcel.

IV. Report of Planning Consultant

Kalnasy: First off, it is likely that there will be a solar farm application coming in September/the fall. Secondly, John Enos sent out an email regarding the short term rental on the island. It is basically legal advice and opinions/suggestions for moving forward with that issue.

V. Reports of Committees

i. SWWCOG

Kolon: There has not been a meeting. Our next meeting is August 26th.

ii. Joint Planning Commission

McIntosh: We met tonight and received updates from the village. The distillery has opened and the market building has been purchased. It will initially be used for meat processing and may be a market at some point.

VI. Correspondence

There has not been any correspondence.

F. UNFINISHED BUSINESS

I. Wedding/Event Barns

Kalnasy: John Enos said that something to consider is scheduling a joint meeting with the Township Board. He is available any Thursday but the fourth of the month. The purpose of this would be to gather any ideas about how the board would like to proceed. John would like me to clarify that you guys don't necessarily need to allow these uses, and the joint meeting will simply help you figure out what you would like to do as a township.

Walter: I will continue to try to get the meeting scheduled before next month.

Kolon: Regardless of what we decide about event barns, I think we should continue to look at Ag tourism in general.

Walter: I think it is a good idea to separate the two. There was not much concern from our lawyer in the Ag tourism language other than event barns being in the commercial district. I think we can all agree that we are good to move forward with Ag tourism, but event barns we need to continue to discuss.

II. Second Homes/Tiny Houses

Walter: We have not dropped the conversation about second/tiny homes. We see the request for it and will continue to ponder it, though it is very difficult in these times. We need to discuss with the board how we'll proceed, if we decide to allow them. John Enos said if the Township Board and the Planning Commission decide to allow it, he'll craft language, though he has no language elsewhere in the state to base it off of. This simply means it will be a new endeavour.

G. NEW BUSINESS

There is no new business at this time.

H. COMMENTS FROM COMMISSIONERS

Thompson: I think meeting with the board is important. Something that has been lacking is enforcement about what we choose to regulate. It will take the board to decide to do that.

I. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

There are no comments at this time.

NEXT MEETING: *Regular Meeting – Thursday 9/3/2020 8:00 p.m.*

J. ADJOURNMENT

A motion was made by Daubner with a second by Thompson to adjourn the meeting. All ayes. Motion carried.

8:37 p.m.