

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158**  
**Regular Meeting, July 9, 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 (1193 Noggles Rd)

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

A motion was made by Daubner with a second by Kolon 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 June 4<sup>th</sup> meeting as amended to correct attendance. All ayes. Motion carried.

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

Bialecki: I attended the meeting in February to ask about a secondary dwelling. I wanted to come back to check in.

Walter: Is there anything you would like to express to the commission about how you are planning to approach the project?

Bialecki: It's hard to plan without knowing regulations. I have a few ideas about size and layout, but it is mostly speculation. Is there any way to move forward before an ordinance is written?

Walter: No, as we do not currently allow secondary residences in our ordinances.

Bialecki: Would a variance be unattainable?

Walter: It would be your decision if you want to try.

Seefeld: Would you split the property off?

Bialecki: Ideally no, we'd like to keep it as one.

Seefeld: How close would it be to the existing house?

Bialecki: We are hoping close together in order to preserve the natural aspects of the land.

## E. REPORTS AND CORRESPONDENCE

### I. Report of Chairperson

Walter: I received a copy of a letter, to the court, filed by the law firm representing AshKay Island. They are attempting to sway the court based on the size of the house versus the permitted septic system size. They are trying to get the health department to pull the permit that was granted.

### 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

There are no comments at this time.

### IV. Report of Planning Consultant

There are no comments at this time.

### V. Reports of Committees

#### i. SWWCOG

Kolon: Peter Psarouthakis was nominated as the new chairman. We discussed broadband and the possible need for a full-time fire department staff. We voted to continue SWWCOG involvement with WATS. Each township/entity present reported recent happenings. Our next meeting is August 26<sup>th</sup> at 7 p.m. at the Freedom Township Hall.

#### ii. Joint Planning Commission

McIntosh: Our next meeting is August 6<sup>th</sup> at 7:30 p.m. at the Manchester Township Hall.

### VI. Correspondence

McIntosh: We received the June report from the Sheriff's Department, if anyone would like to take a look.

## F. UNFINISHED BUSINESS

### I. Wedding/Event Barns

Seefeld: Some people on the Township Board feel that we should allow event barns. There was discussion about getting the Planning Commission and board members together to discuss this topic, avoid the back and forth, and determine what is really wanted.

Walter: I will get with John Enos about setting up a joint meeting to get the conversation on track.

McLennan: At our last meeting John Enos seemed to think that it had the potential to cause a lot of problems.

Walter: There are enough potential issues that we would have to craft more than just an ordinance. It would have to be a conditional use, where we could look at it on a case by case basis and have requirements, such as doing a road study, etc. Legislation at the state level about whether or not it falls under the Right to Farm Act may also change.

## II. Short-Term Rentals

Walter: The Michigan supreme court ruled last month that short-term rentals are the equivalent of a motel and are not a lawful use in a single family residential district. Basically, as John Enos informed me, this is shut down and not an item we need to continue to address. Short-term rentals, such as BRBOs and Airbnbs, are not allowed.

## G. NEW BUSINESS

### I. Second Homes/Tiny Houses

Walter: I've talked to John Enos about how to proceed on this topic. If we as a commission and the Township Board decide we want to make it a permissible use, we'll have to determine what language and ordinances we need to revise and/or craft. If it was simply a permissible use, it could happen on any lot, but if we made it a conditional use we would have more control. Hopefully next month we will have more direction, I know John Enos is actively looking into the topic.

Kolon: We could talk about this if we have a joint meeting with the board.

## H. COMMENTS FROM COMMISSIONERS

Daubner: What is the latest on the Doan Project?

Walter: They are going through the permitting process with governmental agencies, and things are moving slow right now.

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

There are no comments at this time.

NEXT MEETING: ***Regular Meeting – Thursday 8/6/2020 8:00 p.m.***

## J. ADJOURNMENT

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

8:48 p.m.