

MANCHESTER TOWNSHIP PLANNING COMMISSION

Virtual Meeting

Regular Meeting February 4, 2021

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, Dave Thompson, John Seefeld, George Daubner, and Sybil Kolon, Deena McIntosh

Members Absent: Doni McLennan

Others Present: John Enos, Ron Milkey (8700 Sharon Hollow Rd.), Randall Hayes, Frank Ronzell

Notetaker: Nathan Booth

B. APPROVAL OF AGENDA

Agenda was amended to reflect there was no unfinished business. A motion was made by Daubner with a second by Thompson to approve the agenda as amended. All ayes. Motion carried.

C. APPROVAL OF MINUTES

The minutes were amended. A motion was made by Daubner with a second by Kolon to approve the minutes of the December 3rd meeting as amended. All ayes. Motion carried.

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

Frank Rozell- My company is currently working on a solar project within the township. This will be about a 35 million dollar project. application wwill be submitted in march.

Walter- Approximately where is the site?

Frank- It is east of Herman rd. and Sharon Hollow rd. The property is adjacent from the Consumers substation.

Enos- Frank and I worked together for about a year in Grass Lake township. They did a great job answering questions and explaining the process. This would create a significant tax revenue for the township. They will probably plant wildflowers for honey bees or have goats. It is an excellent use of space and will generate green power.

daubner- What is the lot size?

Frank- It is about 140 acres.

ron- How big was the parcel in Grass Lake?

Frank It was 107 acres.

Ron- Do you see the need for screening on this parcel?

Frank- it would be nice to sit down with you, maybe on a zoom call, and see what we should do. Our design team is currently creating a plan.

Thompson- Are the panels removable or are they a fixed panel.

Frank- The poles will be driven into the ground.

Thompson- Is this going to be fenced?

Frank- Yes, for security reasons.

Daubner- What is this called again?

Frank- We call it Thorn Lake Solar.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

Walter- I was going to bring up the new solar project.

II. Report of Township Board Representative

Seefeld- There was a motion to hire a new firefighter, pending background check and physical. The gentleman's name is Jeremiah. They are going to write a grant for a new fire vehicle. They are going to get a new relay for the fire siren. There is also a fire engine replacement recommendation that was approved. The new Engine will be built by KME. The cost will be paid up front which will save \$24,000. There was a motion to appoint Krista Jarvis as the representative to the Western Washtenaw Recycling Authority. There was a motion to appoint Jason Aldrige to the board of Review. There was a motion to appoint Kathy Fusilier as an alternative to the Board of Review. There was a motion to re-appoint Sybol Kolon as the representative to the River Raisin Watershed Council. There was a motion to re-appoint Mike Walter, John Seefeld, Robert Thompson, and alternate Ron Milkey to the Manchester Community Joint Planning Commission. There was an update to the AshKay Island lawsuit.

Milkey- The hearing seemed to go in favor of our zoning ordinances.

III. Report of Zoning Board of Appeals

Walter- There has been no meeting. There will be one one February 25, 2021.

IV. Report of Planning Consultant

Enos- I do not have much to say other than what Ron previously mentioned about AshKay Island. I also believe that the solar farm will be a great addition to the township. Sow Good Farms have slowed down, they are putting together their site plans and are

hoping to have something for us around March. There has not been anything from the campground.

V. Reports of Committees

i. SWWCOG

There has been no meeting.

ii. Joint Planning Commission

There has been no meeting.

VI. Correspondence

There is nothing to report.

F. UNFINISHED BUSINESS

I. Second Homes/Tiny Houses

Walter- There has been some talk between Kolon and Enos about possible changes to language.

Enos- We are still waiting for the public hearing. Kolon's comment was just some language changes.

Kolon- The way some things were worded were a little confusing and could be interpreted in different ways.

G. NEW BUSINESS

Walter- The new business is the solar farm.

H. COMMENTS FROM COMMISSIONERS

Thompson- I think that the subdivision near the solar farm might be impacted on it and it might cause some problems.

Walter- the residents will be notified and there will be a public hearing.

McIntosh- Was I not re-appointed?

Seefeld- I do not think your term was up.

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

There is no comment from the public at this time.

NEXT MEETING: *Regular Meeting - March 4, 2021 8:00 p.m. Public Hearing 7p.m.*

J. ADJOURNMENT

A motion was made by Daubner with a second by Kolon to adjourn the meeting. All ayes. Motion Carried. Adjourned at 8:45 p.m.

Agritourism

Two acre minimum lot size