

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester Township Hall, 275 S. Macomb Street, Manchester, Michigan 48158**

**Regular Meeting Minutes Approved**  
**February 7, 2008**

**A. CALL TO ORDER**

The meeting was called to order at 8:00 pm by Chairman Kopka.

Members Present: Les Kopka, Pete Stumpo, Lyle Widmayer, George Daubner, John Seefeld, and Deena McIntosh

Absent: Jim Samonek

Others Present: Paul Siersma (Carlisle/Wortman)

**B. APPROVAL OF AGENDA**

Motion made by McIntosh and seconded by Widmayer to approve the agenda as presented.  
Voice vote: ayes all. Motion carried.

**C. APPROVAL OF MINUTES – January 3, 2008**

Motion made by Widmayer and seconded by Daubner to approve the 01/03/08 minutes as presented.  
Voice vote: ayes all. Motion carried.

**D. PUBLIC COMMENT**

None.

**E. REPORTS AND CORRESPONDENCE**

**Reports**

**1. Report of Chairperson:**

None.

**2. Report of Township Board Representative:**

Widmayer distributed the minutes from the last Township Board meeting to the Planning Commissioners. Widmayer updated the group on the status of the fire department including the new management structure that would include one Fire Chief, one Assistant Fire Chief, three Captains, and one Lieutenant. Widmayer presented the alarm charges from Huron Valley. Widmayer indicated that slippery conditions at the front entrance have him researching options to keep water from running to the front entrance sidewalk. Widmayer noted the four resolutions passed at the last Township Board meeting. Widmayer advised that the Township Attorney is reviewing the burn ordinance and permit.

**3. Report of Zoning Board of Appeals:**

Kopka indicated that no meeting was held.

**4. Report of Planning Consultant:**

Siersma reported that he is still waiting on submittal of the site plan for the 800 MHz tower.

## **5. Reports of Committees:**

### **a. SWWCOG**

Daubner updated the group on the last SWWCOG meeting. Daubner indicated that Wireless Washtenaw installed a larger transmitter on the Village water tower. Dauber indicated that the following was reported:

- Schools – reviewed the 800 MHz tower information
- Sharon Township – working on facility issue
- Freedom Township– reviewed proposed vet clinic and working on wastewater ordinance
- Bridgewater Township– working on sewer issue and budget, joined with Village and Lodi Township for police services
- Manchester Township – issues remain with the Nighthawks operations, working on ordinance changes for the Zoning Board of Appeals and the Requirement for Sign Postings
- Village – Hibbard Street complete, Martinrea additions approved, M-52 work delayed until 2009, MDOT Open House for intersection straightening scheduled for 02/20/08

### **b. Manchester Community Joint Planning Commission**

McIntosh referred to the two-page draft meeting minutes from the Manchester Community Joint Planning Commission (MCJPC) distributed to Planning Commissioners. McIntosh indicated that Sections 1 and 2 were reviewed at the last meeting. McIntosh referred to the maps and list of questions included in the planning packets. McIntosh noted that feedback from the Planning Commissioners is needed regarding future land uses. Siersma indicated that the maps will be discussed at next week's MCJPC meeting. Siersma indicated that the Planning Commissioners would likely have this meeting and the February meeting to discuss future land uses and provide input to the MCJPC representatives.

## **6. Correspondence**

Daubner advised that the following items were received:

- Citizen Planner training announcement – included in Planning Commissioners' packets
- Planning and Zoning News

## **F. UNFINISHED BUSINESS**

No agenda items were presented under Unfinished Business.

## **G. NEW BUSINESS**

### **1. Future Land Use Map - MCJPC**

Siersma presented larger versions of the maps included in the Planning Commissioners' packets with the current zoning maps and the future land use maps (from the SWWCOG 2003 Master Plan) for the four municipalities included in the MCJPC efforts. Siersma indicated that the purpose is to create a regional Master Plan for the four municipalities. Planning Commissioners and Siersma discussed options for reviewing the data to provide input to the MCJPC representatives. Siersma suggested reviewing the M-52, US-12, and Austin Road corridors and buffers along Raisin River and Iron Creek.

Planning Commissioners noted the prime agriculture designated land on M-52 south of Kirk Road on the future land use map is a wooded area and the designation should be amended. Planning Commissioners expressed concern for the density around the lakes without sewer systems – Iron Lake and Twin Lakes. Planning Commissioners discussed the differences in zoning designations and definitions. Planning Commissioners discussed how right-of-ways could impact future land use.

Planning Commissioners discussed using a two-acre lot size versus a three- to ten-acre lot size. Kopka discussed how changed to the future land uses could require review of the ordinance language in the future. Planning Commissioners expressed concern for the prime agriculture designated land along Austin Road. Planning Commissioners suggested removing the prime agriculture designation from all the land in Manchester Township. Planning Commissioners discussed changing the lot size minimum to two acres for the land designated moderate residential, low residential, and prime agriculture. Planning Commissioners discussed the minimum lot size needed for a well and septic system. Planning Commissioners discussed the past site plan for the Doan property. Planning Commissioners noted that the Dainava camp needs to be indicated on the future land use map and that the land north of Austin should not be included in the designation for the camp. Planning Commissioners indicated that the state-owned land should be included on the future land use map.

Siersma suggested that the Planning Commissioners should consider buffering along the waterways so that development is spaced off the rivers. Siersma and McIntosh noted that the growth area around the Village and the lot sizes proposed for the growth area should be reviewed. Siersma indicated that the growth area is dependent on the Village sewer system expansion possibilities. Widmayer noted that the Carleton Lake property owner has been proposing a similar use for his property as the Leonard property. Planning Commissioners suggested that the maps be produced in a larger size for easier reviewing. Daubner expressed concern for the density along the river and the area around Iron Creek. Kopka suggested tabling the review of the future land uses for the February meeting.

## **H. COMMENTS FROM COMMISSION**

Daubner inquired if a liaison member to the Planning Commission can hold an office. Siersma indicated that it is state law that the liaison member cannot hold a Chair position. Widmayer indicated that he thought that a liaison member could not hold any office. Daubner indicated that the Bridgewater Planning Commission may have set up a liaison member as a Chair.

## **I. PUBLIC COMMENT**

None.

## **J. NEXT MEETING**

Next regular meeting – Thursday, 03/06/08 at 8:00 pm.

## **K. ADJOURNMENT**

Motion by Widmayer and seconded by Seefeld to adjourn meeting at 9:17 pm.

Voice vote: ayes all. Motion carried.

Prepared by,

Approved by,

\_\_\_\_\_  
Jennifer Crumb, MTPC Recording Secretary

\_\_\_\_\_  
George Daubner, MTPC Secretary

\_\_\_\_\_  
Date