

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

**Regular Meeting Minutes Approved**  
**March 1, 2007**

**A. CALL TO ORDER**

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

Members Present: Les Kopka, George Daubner, Pete Stumpo, Jim Samonek, Deena McIntosh,  
and Lyle Widmayer

Absent: John Seefeld

Others Present: Ron Mann (Manchester Township), Paul Siersma (Carlisle/Wortman), Gary  
Sleiman (G.C. Kirkman Construction), and Bill Goodrew (Civil Design  
Services)

**B. APPROVAL OF AGENDA**

Planning Commissioners discussed adding the agenda item Wireless Washtenaw to the agenda under Unfinished Business. Motion made by Daubner and seconded by McIntosh to approve the agenda as amended.

Voice vote: ayes all. Motion carried.

**C. APPROVAL OF MINUTES – February 1, 2007**

Motion made by Widmayer and seconded by Samonek to approve the 02/01/07 minutes as presented.

Voice vote: ayes all. Motion carried.

**D. PUBLIC COMMENT**

None

Planning Commissioners discussed moving agenda item Unfinished Business F4. Whispering Lakes Resort next to accommodate the presentation by Gary Sleiman (G.C. Kirkman Construction) and Bill Goodrew (Civil Design Services). Planning Commissioners agreed to move up the agenda item.

**F. UNFINISHED BUSINESS**

**4. Whispering Lakes Resort**

Bill Goodrew (Civil Design Services) reviewed a plan for the proposed expansion of the Whispering Lakes Resort into a kids' camp accommodating up to 500 campers. Goodrew outlined the portion of the camp in Lenawee County and the proposed expansion of the camp into Washtenaw County. Goodrew indicated that the company going the camp development has an

option for the property. Goodrew indicated that topographic details of the site have not been analyzed and that the proposed buildings are being placed away from the mature tree stands. Goodrew reviewed the sanitary sewer, buildings, and roadway proposed on the plan. Gary Sleiman (G.C. Kirkman Construction) introduced himself. Sleiman indicated that the camp would be used as an all-sports camp and he reviewed the proposed sports fields on the proposed plan. Sleiman indicated that the camp would primarily be used during the summer months and occasionally during school vacation breaks. Sleiman indicated he is a partner in the camp development and would be managing the construction. Sleiman indicated that the other partners have 15 to 18 years in the camp business and that he expects that the camp will house between 400 and 500 kids – for both overnight and day camp. Sleiman indicated that the adjacent lakes are an attraction for the camp activities. Sleiman indicated that the well water had good pressure onsite, the septic had recently been enlarged, and the electrical system upgraded according to the current owner. Sleiman indicated that the proposed buildings would be built on higher ground. Sleiman discussed the hexagon-shaped buildings. Sleiman indicated that they are meeting with Washtenaw County Health Department next week.

Samonek inquired if each building would have a septic system. Sleiman and Goodrew indicated that the sewer system had not been defined pending meetings with the Health Department and Michigan Department of Environmental Quality (MDEQ). Siersma inquired if 400 beds would be the maximum and Sleiman indicated it would be. Goodrew indicated that the sewer system would be addressed properly and he mentioned past design work with a Girl Scout camp. Samonek indicated that a pressure system around Wamplers Lake was nearby. Samonek encouraged the Applicants to pursue if the pressure system could be expanded to accommodate the proposed development. Mann inquired how the lake would be used. Sleiman indicated that swimming platforms, boating, and waterskiing are envisioned. Sleiman acknowledged the size of the lakes would limit the boat traffic. The Planning Commissioners, Mann, and Sleiman discussed the condition of the lakes (a deep lake with mucky bottom with a fair amount of weeds). Sleiman indicated that they could add sand to accommodate swimmers and that the western channel could be dredged to accommodate boats and canoes. Sleiman expressed concern for boats going through the channel and the safety of the kids accessing the water (getting into boats and canoes) in the channel. Sleiman indicated that they had considered gating the channel. Planning Commissioners and Mann discussed that there could be an issue with gating the channel. Planning Commissioners discussed that the eastern channel could be dredged and opened up for boats as an alternative to the western channel. Sleiman indicated that the South Twin Lake is where the camp will center their water activities. Sleiman provided an approximate acreage of the proposed property including South Twin Lake and North Twin Lake. Samonek inquired if the Michigan Department of Natural Resources (DNR) had been contacted about dredging the lakes and channels. Goodrew indicated that they had not yet contacted DNR regarding a permit for dredging. Sleiman indicated that the partners would need to house 300+ kids for the investment to pay off.

Siersma inquired about the dirt road going through the site and whether the entrance road would be paved. Sleiman indicated that the private road would be assessed for accommodating buses and emergency vehicles. Sleiman indicated that the roadway size might be increased. Sleiman

indicated that the parking lot size and composition was acceptable for the proposed use. Planning Commissioners indicated that the Fire Department would need to do an assessment of the roadway for emergency vehicles. Sleiman indicated that gravel or asphalt could be considered for the roadway. Mann indicated that the roadways and emergency access will be a big issue. Sleiman indicated that there is an existing road that exits the site to the north that is currently gated at the property line of Whispering Lakes Resort. Sleiman indicated that they would like to see the roadway fall approximately 50 feet from the structures. Kopka suggested that the partners consider cleaning out the eastern channel to allow egress between South Twin Lake and North Twin Lake. Sleiman expressed concern for other boats using the western channel and the safety of the children if the channel is not gated. Sleiman indicated that the eastern channel is very narrow and overgrown. Sleiman indicated he visited the site of the eastern channel and he felt like he could have stepped across the channel onto the island. Sleiman indicated that the realtor and current owner of the Whispering Lakes Resort had indicated that there is not a lot of activity on the lakes.

Mann indicated that the Township would need statements regarding the proposed use from DNR and MDEQ right away so that a proper analysis of the proposed use can be completed. Mann also indicated that the lakes have a weed problem and that a special assessment had been pursued but that a majority of property owners were not in favor of dealing with the weeds. Sleiman indicated that the current owner of Whispering Lakes Resort did initiate the effort regarding the special assessment for the weeds. Sleiman indicated that the realtor did emphasize that it is a quiet lake. Kopka inquired if the road is a private drive that is posted as such. Sleiman indicated that the road is gated to the north on the current property line of Whispering Lakes Resort. Sleiman indicated that buses would drop the campers off at the current parking lot and that buses would not drive back into the camp. Sleiman indicated that golf carts would be used to move campers gear. Sleiman indicated that the partners are considering a 60-acre parcel to the west of the current resort to expand the proposed camp. Sleiman indicated that the partners are also looking into other locations across the nation that could accommodate the camp. Sleiman indicated that the current proposed property is the most ideal and that the partners would like to have the camp partially functional this summer.

Siersma indicated he would like to see more detailed plans on all the proposed elements including topographical information, the statements from DNR, MDEQ, and the Fire Department, sanitary sewer options, and detailed information on the number of campers and activities. Siersma indicated that the initial information presented to him did not reflect the large-scale camp proposed. Sleiman indicated that the build-up to full capacity would likely take two or three years. Sleiman indicated that the current cabins would likely be added to (five or six cabins in a similar style) to house visitors to the camp. Planning Commissioners noted that the cabins currently on site and the entrance to the proposed camp are in Lenawee County. Planning Commissioners and Mann discussed the homes adjacent to the proposed camp including those homes on South Twin Lake, on North Twin Lake, and along the private road to the current resort. Mann encouraged Planning Commissioners to look up the site on the County website and on the Google website to view the lakes in different seasons. Kopka inquired if there are six to eight homes along the private road entrance to the resort. Mann indicated that the current maximum capacity for the resort is

approximately 80 people in the cabins and camping. Sleiman indicated that weddings with up to 500 guests have used the site six or seven times a year.

Kopka indicated that the Planning Commission needs more information from the Applicants. Kopka also advised that the public hearing is likely to be long. Siersma suggested that the Planning Commission hold the public hearing on 04/05/07. Mann reminded the Applicants that the public hearing is an opportunity to gather more information and issues that they will need to address. Sleiman indicated again that they are considering 60 acres to the west of the current Whispering Lakes Resort property. Sleiman indicated that the layout proposed would house 400 to 500 campers with sports fields, sleeping quarters, and dining quarters. Kopka inquired about the bridge over the western channel to the island. Planning Commissioners, Mann, and Sleiman discussed that the bridge may need to accommodate emergency vehicles out to the island. Sleiman indicated that a temporary bridge may need to be built so that grading equipment can level the areas for the sports fields on the island. Planning Commissioners indicated whether emergency equipment would need to access the island or if an injured person could be shuttled off the island in a golf cart. Planning Commissioners indicated that a statement from the Fire Department would be needed. Sleiman indicated that aside from the sports fields on the island that bathroom facilities for boys and girls would be built to code. Sleiman indicated that a portion of the island is owned by an adjacent parcel. Sleiman indicated they would like to purchase the portion of the island that is owned by the adjacent parcel. Kopka again stressed the option to cleanout the short channel to the east. Motion by Samonek and seconded by Stumpo to set the Whispering Lakes Resort Conditional Use public hearing for Thursday, April 5, 2007 at 7:00 pm (immediately following the T-Mobile Collocation public hearing).

Voice vote: ayes all. Motion carried.

Planning Commissioners discussed that the start time for the next meeting should be moved up to 7:00 pm to accommodate the public hearing and the agenda items. Samonek inquired if the Planning Commission has enough information to proceed with the public hearing. Sleiman indicated that the construction would be phased over two to three years. Sleiman committed to work with Siersma on providing the needed information. Kopka indicated that the site is covered in trees. Sleiman indicated that the design on the island includes retaining the trees as a buffer around the island so that views of sports field and bathrooms on the island are limited. Sleiman indicated that South Twin Lake is approximately 11 acres and North Twin Lake is approximately 30 acres. Sleiman indicated that North Twin Lakes is approximately 300 feet deep. Widmayer indicated that the Sand Lake Fire Department should be contacted regarding the public hearing and for a statement regarding emergency vehicle access to the proposed site. Sleiman thanked the Planning Commissioners for their input.

Mann inquired if Siersma could request the CAD files for the site plan so that layers of the CAD file could be overlaid onto an aerial photograph of the proposed site.

## **E. REPORTS AND CORRESPONDENCE**

## **Reports**

### **1. Report of Chairperson:**

Kopka acknowledged the new Planning Commission appointment of John Seefeld who was unable to attend due to a commitment to participate in the school's parent/teacher conferences. Kopka confirmed that each Planning Commission member received the revised Planning Commissioner Appointments sheet (contacts) with the correct home and mobile phone numbers for Seefeld.

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

Widmayer indicated that the Township Board meeting minutes from 02/13/07 were distributed to the Planning Commissioners. Widmayer indicated that the Road Commission will be attending an upcoming Board meeting. Widmayer updated the group on the cemetery lots that have been taken over by trees and the flags for the Oakgrove and Ely Road cemeteries. Widmayer indicated that the Board had approved the Supervisor appointing Seefeld to the Planning Commission. Widmayer indicated that five resolutions were passed at the meeting that Planning Commissioners should add to the ordinance book.

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

Kopka indicated that he received a call regarding a garage at Mann and Grossman roads that was proposed too close to the lot line. Kopka indicated that he had expected another call regarding the issue but he did not receive a call back.

### **4. Report of Planning Consultant:**

Siersma indicated that his comments will fall under specific agenda items.

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

#### **a. SWWCOG**

Daubner indicated that he was unable to attend the last meeting but that Mann may be able to update the group. Mann indicated that was imperative that the Planning Commissioners attend the upcoming SWWCOG meeting. Mann updated the group on the regional planning issues. Mann indicated that some municipalities are considering starting a regional planning commission to plan for the community as a whole. Mann discussed the state mandate regarding school districts that will be applied to Townships as well. Mann indicated that the Township could elect to join the regional planning commission or to keep the operation as is or to retain the current Planning Commission and set up an urban growth area with a joint planning commission for the urban growth area. Mann indicated that the SWWCOG regional plan is available for review. Mann encouraged the Planning Commissioners to review the SWWCOG binder and to pay particular attention to the information in the last tab. Planning Commissioners discussed scenarios of regional planning and other communities that have adopted regional planning. Mann indicated that he attended a meeting at Ann Arbor SPARK regarding economic development grants. Mann advised that SPARK is planning for the population to double in the next ten years. Mann indicated that SPARK is interested to see how the Township fits into the regional plans.

Daubner indicated that it is a great time to move forward and for the Township to make some decisions. Siersma discussed the scenarios with the urban growth area with the joint planning commission. McIntosh inquired if most of the municipalities are headed to the option of the urban growth area with the regional planning commission or dissolving the individual planning commissions and setting up a regional planning commission. Daubner indicated that the community would have more power if the planning commissions were working together. Mann discussed the scenarios of large developers coming in to the community and proposing private sewer systems. Mann indicated that a regional planning commission with a regional plan could direct the developer to the area planned for development and use Village water and sewer service (versus a private sewer system). Mann indicated that the growth could be kept around the Village. Mann discussed the previous effort on the Mineral Extraction ordinance. Mann indicated that the Planning Commission needs to decide on the direction of regional planning. Mann indicated that he would like the current Planning Commission dissolved so that a regional planning commission could be set up. Mann indicated that some of the current Planning Commissioners could serve on the regional planning commission and other members could serve on advisory committees for the regional planning commission.

Planning Commissioners expressed a concern for only one representative from each municipality on the regional planning commission. Mann discussed scenarios where a regional planning commission could work. Kopka indicated that the urban growth area may be an easier option. Mann indicated that the regional planning commission had more interest at the last SWWCOG meeting. Mann discussed that the Township could be considered separate areas (Clinton schools, Columbia schools, Village, and the Township) being managed as one entity. Mann indicated that a regional planning commission could offer more control. Mann indicated that developers are coming. Mann referred to the Report on Reforming Government indicating that schools are being looked at now and that Townships are next. Mann indicated that consolidation of services is going to happen no matter what. Siersma indicated that consolidation of services makes financial sense and addresses defensibility issues. Mann indicated that if municipalities combine services that the zoning administrator and assessor positions could be full-time. Mann referred to the Michigan Smart Growth Readiness Assessment featured in this month's Planning and Zoning News. Mann inquired if Planning Commissioners had an interest in doing the assessment. McIntosh inquired if the municipalities that were not interested in regional planning wanted to have their operations stay the same. Mann indicated that the municipalities did not indicate an opinion. Siersma indicated that the next SWWCOG meeting is scheduled for 03/14/07 at 7:00 pm at the Manchester Middle School. Siersma indicated that SWWCOG is interested what the Planning Commission is thinking about regional planning. Mann inquired which way the Planning Commission considering. Mann indicated that the change would not happen right away. Kopka confirmed that Daubner would be able to attend the next SWWCOG meeting.

#### **b. Township/Village 425 Agreement**

Mann indicated that the issue is on hold pending resolution of the SWWCOG regional planning effort.

### **a. SWWCOG**

Mann indicated that Ron Lockwood (County) would like to attend the next Planning Commission meeting to review the Wireless Washtenaw needs. Mann indicated that the Board members would be invited to the meeting. Mann indicated the Wireless Washtenaw would be implemented for a majority of the County by the end of the year. Daubner inquired if Siersma would still be meeting with Lockwood. Siersma indicated that Lockwood coming to the Planning Commission meeting was the alternative meeting that would satisfy the information gathering need. Mann indicated that the radio system that was voted in would likely have an antenna tower in the corners and middle of the coverage area. Planning Commissioners discussed that a 300-foot tower at Sharon Hollow and Austin would be needed for Wireless Washtenaw. Planning Commissioners reviewed a three-page spreadsheet on preliminary locations for Wireless Washtenaw antennas (hand-dated 03/01/07 – PC). Planning Commissioners discussed the County feasibility study regarding wind energy. Daubner indicated that temporary towers may need to be established to complete the feasibility study. Daubner indicated that the Township needs to be looking five to ten years ahead.

## **6. Correspondence**

Daubner advised that the following items had been received:

- Land Division Application copies
- Planning and Zoning News
- Michigan Land Use Leadership Academy scheduled for 05/04/07 through 05/06/07
- SEMCOG University miscellaneous training announcements
- Citizen Planner on-line training announcements
- Citizen Planner zoning ordinance training scheduled for 03/21/07 in Ann Arbor
- County Clean-up Day scheduled for 05/05/07 in Chelsea
- Township Board meeting minutes
- 02/21/07 E-mail regarding an article on Cooperative Land Use Planning with the Joint Municipal Planning Act

## **F. UNFINISHED BUSINESS**

### **1. Township/Village 425 Agreement**

Earlier in the meeting, Mann indicated that the issue is on hold pending resolution of the SWWCOG regional planning effort.

### **2. T-Mobile Collocation**

Siersma reviewed the conditional use application submitted by T-Mobile. Planning Commissioners referred to the site plan regarding the collocation request on the 256-foot-tall tower (plans prepared by LandTech – three pages). Planning Commissioners referred to the leased 200 square-foot area within the fenced area. Siersma indicated that the mounting height needs to be defined. Siersma indicated that the conditional use is pretty straight forward. Motion by McIntosh and seconded by Widmayer to set the T-Mobile Collocation conditional use public hearing for Thursday, April 5, 2007 at 7:00 pm.

Voice vote: ayes all. Motion carried.

### **3. Right-of-Way Discussion**

Siersma referred to the County right-of-way (ROW) as it relates to the US-12 ROW. Planning Commissioners, Mann, and Siersma discussed that the ROW for M-52 is 230 feet and for US-12 the ROW is 150 feet. Samonek indicated that M-52 was originally proposed as a four-lane highway. Mann indicated that at the last MTA meeting it was announced that the Road Commission would be dropping the ROW to lower amounts (not on the current ROW plan). Mann indicated that the revised ROWs will affect the Township setbacks. Mann indicated that anything built now along US-12 will be closer to the ROW when the ROWs are increased in the future. Planning Commissioners discussed the buried lines and need for good roadway drainage so that more ROW space is needed. Mann indicated that the setbacks need to increase along US-12. Mann indicated that the County ROW Master Plan is available on-line. Samonek inquired how big the ROW on US-12 should be. Mann indicated he is unsure. Widmayer indicated that a lot of the parcels would be in the ROW along US-12. Mann indicated that the property in the ROW is not taxed. Planning Commissioners discussed using the 230-foot ROW on US-12 similar to M-52. Kopka inquired if the setbacks should be changed. Planning Commissioners discussed the ROW needs if US-12 is built-out to four lanes versus four lanes with a median. Mann inquired if different roads can have different setbacks. Siersma indicated that different setbacks could occur in an overlay zone. Siersma discussed that if the Township envisions future commercial growth along US-12 that language to accommodate commercial growth could be included in the overlay zone. Mann indicated that access roads versus individual driveways would be an issue for commercial growth. Mann encouraged the Planning Commission to look at future uses along US-12. McIntosh indicated that access roads would be needed due to the hills on US-12. Siersma acknowledged that the M-52 and US-12 intersection is an important intersection and that growth will likely occur around the intersection in the future. Siersma indicated that he will have information on the issue at the May meeting.

### **4. Whispering Lakes Resort**

Agenda item was discussed earlier.

### **5. Wireless Washtenaw**

Planning Commissioners referred to the three-page spreadsheet on preliminary locations for Wireless Washtenaw antennas (hand-dated 03/01/07 – PC). Planning Commissioners discussed that Wireless Washtenaw would like to talk to the Township and plans to attend the April regular meeting.

### **G. NEW BUSINESS**

No agenda items were presented under New Business.

### **H. COMMENTS FROM COMMISSION**

Samonek advised that he will be at the next meeting.

Daubner inquired if anyone was interested in a Township tour in the spring. Mann indicated he is interested and suggested the tour include Whispering Lakes Resort. Planning Commissioners discussed the conditional use at Whispering Lakes Resort. Mann indicated that the number of boats needs to be defined, the number of pontoon boats needs to be defined, the ages of campers needs to be defined, and the ratio of counselors to campers needs to be defined. Mann indicated that the property is zoned to be recreational. Mann expressed concern for the impact to the adjacent property due to the density of use. Siersma indicated that licensing requirements needs to be researched. Mann indicated that the road going into the proposed camp is a private road but grading and scale needs to be included in the assessment of the road. Mann and Planning Commissioners discussed the egress of a school bus down the private road. Kopka noted that the road is not in the Township and that Sand Lake Fire Department needs to give input. Mann encouraged the Planning Commissioners to tour Whispering Lakes Resort.

**I. PUBLIC COMMENT**

None

**K. NEXT MEETING**

Next regular meeting – Thursday, 04/05/07 at 8:00 pm

**L. ADJOURNMENT**

Motion by Samonek and seconded by McIntosh to adjourn meeting at 10:01 pm.

Voice vote: ayes all. Motion carried.

Prepared by,      Approved by,

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Jennifer Crumb, MTPC Recording Secretary      George Daubner, MTPC Secretary

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Date