

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

Regular Meeting Minutes Approved
April 6, 2006

A. CALL TO ORDER

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

Members Present: Les Kopka, George Daubner, Lyle Widmayer, Pete Stumpo, Mark Neigebauer, and Mike Lowery

Absent: Jim Samonek

Others Present: John Enos (Carlisle/Wortman), Paul Siersma (Carlisle/Wortman), Don Limpert, and John Benedict (Applicant)

B. APPROVAL OF AGENDA

Motion made by Lowery and seconded by Daubner to approve the agenda as presented.

Voice vote: ayes all. Motion carried.

C. APPROVAL OF MINUTES – March 2, 2006

Motion made by Widmayer and seconded by Lowery to approve the minutes as amended.

Voice vote: ayes all. Motion carried.

Discussed mention in 03/02/06 meeting minutes of the Bridgewater Parkland zoning district. Enos noted that setup of a Parkland zoning district could be trumped by the County goals. Enos advised that the setup of a Parkland zoning district may not give the Township the ability to have the County come before Planning Commission when the County purchases property in the Township for parks. Enos advised he would check on the Parkland zoning district in Bridgewater. Planning Commissioners discussed the Roads Commission yard proposal to rebuild a storage barn.

D. PUBLIC COMMENT

None.

E. REPORTS AND CORRESPONDENCE

Reports

1. Report of Chairperson:

Kopka indicated that he and Daubner had attended the Purchase of Development Rights workshop in Chelsea. Kopka indicated that the process has a lot of administrative requirements for a small benefit. Enos indicated it may be more worthwhile for communities to develop their own PDR programs.

2. Report of Township Board Representative:

Widmayer updated the group on the following items:

- The Supervisor has been authorized to sign the Mutual Aid contract for emergency services.
- A special meeting of the Township Board has been called for 04/24/06 at 7:30 pm to discuss budget issues, private roads, police services, and 425 agreements.
- Reinhart has been retained to do the mowing at the cemetery and the township hall.
- Cliff Tracy has resigned from the Western Washtenaw Recycling Authority.
- Building Permits last year had a 40% drop from the previous year.
- Doug Parr has been hired as the electrical inspector.
- Engineers continued to review the water and sewer options for the Doan Stonegate Village project.

3. Report of Zoning Board of Appeals:

None.

4. Report of Planning Consultant:

Enos advised that the Citizen Planner training begins on 04/22/06 at the Zeeb Road location. Planning Commissioners discussed that the State may be moving toward required training for Planning Commission members. Enos advised that he is teaching a site plan review course on Tuesday at Michigan State University. Enos also noted that the Village Planning Commission has a public hearing scheduled for 04/11/06 for a rezoning request from Industrial to Commercial. Siersma indicated that the Township, City, Village, and Region Zoning Acts are being combined into one zoning act. Siersma indicated that the new act is on the Governors desk for signature. Siersma and Enos noted that the zoning ordinance will need to be reviewed for amendments.

5. Reports of Committees:

a. SWWCOG:

Daubner updated the group on the following items from the 03/08/06 meeting:

- Mark Rogge spoke about the regional planning effort.
- Washtenaw County Police Services expecting a 40% increase – Village currently paying \$116,000 per deputy.
- Freedom Township working on budget and Barrett Gravel Pit lake enlargement on hold.
- Village and MDOT looking at the M-52 project and a public hearing is scheduled for the Lozelle/Byrne rezoning for 04/11/06. An application has been approved for a bed and breakfast in the former Chapin home. The Eccles rezoning has been approved.
- The schools have applied for a bus garage permit.
- Sharon Township has begun work on the hall and is continuing work on their ordinance.
- Bridgewater Township did not have representation at the meeting.
- Wireless Washtenaw bids for service are still being reviewed with the goal for summer service.

b. Traffic:

Lowery advised that The Vehicle newsletter produced by the Washtenaw Area Transportation Study had been received. Lowery indicated there was a mention of the M-52/Pleasant Lake intersection work that will add a left-hand turn lane.

c. Township/Village Liaison

None.

6. Correspondence

Lowery advised that the following items had been received:

- WATS newsletter
- Preservation in the Real World seminar scheduled for 04/20/06 through 04/22/06 in Saginaw
- Michigan State University – Citizen Planner classes scheduled from 04/17/06 through 06/12/06
- Carlisle/Wortman memorandum dated 04/03/06 regarding Community Wastewater Systems
- MDOT Statewide Plan – 04/20/06 conference scheduled at the Washtenaw Community College regarding funding of road repairs
- Planning and Zoning News

F. UNFINISHED BUSINESS

1. Community Survey

Kopka and Lowery are working on the draft survey. Kopka indicated they will provide a draft survey for Planning Commissioners review at the regular May meeting. Planning Commissioners discussed adding a Purchase Development Rights question to the survey. Widmayer advised that the Township Board and staff are awaiting the survey. Widmayer indicated that the Township is working on a newsletter that would be a good candidate to communicate the survey results.

2. Purchase of Development Rights Ordinance Status

Planning Commissioners discussed that other communities are experience a lot of growth and consequently have State money to spend. Planning Commissioners discussed that a question of funding Purchase of Development Rights for the Township should be added to the proposed community survey. Enos advised that the State funds are limited. Enos suggested that once the region begins to look at the Purchase of Development Rights issue, the Township can begin reviewing the issue.

Lowery discussed that the purchase of the Leonard property for its current use may have been a misuse of the property and the funds. Planning Commissioners discussed that there is no fishing, no dogs, and no biking on the property. Widmayer commented that the property is raising a lot of deer that are affecting the neighbors.

Enos noted that the SWWCOG agendas can be monitored to see when Purchase of Development Rights is discussed. Enos recommended that the Township not spend a lot of time on the issue. Planning Commissioners discussed the current Purchase of Development Rights ordinance. Enos advised that

Carlisle/Wortman will write a memo to summarize the current state of the Purchase of Development Rights ordinance.

3. Stonegate Village

Enos indicated that the developer is not in a hurry for the project and is watching the housing market closely. Planning Commissioners discussed the SEMCOG data outlining permit information from 1969 to present. Planning discussed that the preliminary site plan approval is valid for 180 days. Planning Commissioners discussed that the approval date will need to be checked and the applicant advised of the status. Lowery inquired on the status of the proposed 425 Agreement between the Village and the Township. Enos advised that Ron Mann (Township) and Jeff Wallace (Village) are working on the issue. Lowery inquired on what would be the benefit to the Township for the 425 Agreement. Planning Commissioners discussed that the sewer and water would be extended to the affected property, that more units would be able to be developed, and that an annexation would not occur. Planning Commissioners acknowledged that there are not a lot of benefits unless the Village becomes a city. Planning Commissioners discussed where the Village property line is located out on Parr and Gieske Roads. Widmayer indicated that the engineers are reviewing the private sewer system versus the costs to extend the Village service. Enos noted that it is a good spot for the Township to have the Village services extended. Widmayer noted that the Doan property could be contiguous to the Village if property is purchased to the south. Widmayer noted that the special-called Township meeting scheduled for 04/24/06 will include a discussion on 425 agreements.

4. Community Sewer Systems

Carlisle/Wortman is working with the County on a community sewer systems ordinance. Enos noted that the Township cannot stop the proposed use of community sewer systems but that they can be regulated through general law ordinance or through special use in specific districts. Carlisle/Wortman will get models for review at the regular May meeting. Planning Commissioners acknowledged the Carlisle/Wortman memorandum prepared by Richard K. Carlisle regarding Community Wastewater Systems (dated 04/03/06 – two pages).

5. Private Roads/Special Assessment District

Siersma discussed the Manchester Township Planning Commissioner Private Road Special Assessment Process memorandum dated 04/06/06 (four pages). Planning Commissioners discussed the development of costs and the criteria that could be used for proper maintenance of a private road. Siersma advised that if the Township is considering adding language for a special assessment, it should be reviewed by the Township attorney. Enos encouraged the Planning Commissioners to consider adding the language to new private roads. Kopka discussed requiring as part of any new private road application. Stumpo inquired why the language on special assessments would be needed. Enos indicated it would be for private roads that are not maintained. Lowery inquired on who makes the determination if a private road is property maintained. Stumpo indicated that a fire truck should be able to travel down and turnaround. Lowery discussed that private roads around lakes are narrow with no turnaround and no easements. Stumpo indicated that the buyer on a private road should research the situation regarding road maintenance prior to purchasing. Enos suggested that the determination if the road is being properly

maintained should be determined if 51% of the residents complain to the Township for upkeep. Lowery encouraged that the new private roads should have the special assessment language but some older private roads may not be properly addressed under special assessment.

Enos indicated that it is important to have the ability to do special assessments when the situation requires it. Widmayer suggested that older private roads would only be considered for special assessment if 51% of the residents request it and new private road applications should include the language. Stumpo indicated that new private roads are being built to the 66-foot width. Planning Commissioners discussed that private roads easily grow in when the number of road users are low. Planning Commissioners also discussed that the cost to maintain a private road with few residences can be higher than expected. Stumpo reiterated that the fire trucks need to be able to use private roads. Enos inquired if the Township needs to make changes to the zoning ordinance. Enos indicated that he will check on the changes to the private road ordinance language. Siersma noted that the Township still has the right to do a special assessment.

G. NEW BUSINESS

1. Benedict Rezoning

Planning Commissioners discussed the Land Use and Zoning Analysis, Manchester Township, Michigan dated 03/23/06 for the proposed rezoning for John A. Benedict (prepared by Enos and Siersma – four pages). Enos noted the site location on the south side of Austin. Enos suggested setting the public hearing. Enos noted that when development is proposed, the property owner will need to do a site plan review. Siersma noted that if the public hearing is scheduled for the regular May meeting, the deadline for publishing in the Manchester Enterprise is tomorrow. Siersma indicated that Carlisle/Wortman can provide the notice to Ann Becketl (Township) to publish. Don Limpert (real estate agent for property owner, John Benedict) indicated that he was in attendance to assist John Benedict. Limpert noted that the property had been zoned commercial some time ago. Limpert indicated that the property is currently on the market for sale. Benedict indicated that rezoning to commercial would make the property more usable. Benedict discussed the drainage ditch on the property and indicated that the Michigan Department of Environmental Quality is looking into the issues concerning the drainage ditch. Lowery inquired if the intent was to make the property uniform with the adjacent parcels. Limpert indicated that the request is to rezone from the current Rural Agriculture to Community Commercial. Limpert noted that the Master Plan indicated the property as General Commercial. Limpert also noted that the corner property also has the same Rural Agriculture zoning. Widmayer indicated that the Planning Commission should review what uses are allowed under Community Commercial. Enos outlined the process of public hearing, review for recommendation, and Township Board Review. Enos noted that Planning Commission would be making an advisory recommendation to the Township Board. Planning Commissioners continued with discussion on the options for a public hearing.

Motion made by Widmayer and seconded by Neigebauer to set the public hearing for the Benedict rezoning for 05/04/06.

Voice vote: ayes all. Motion carried.

Planning Commissioners revisited the proposed zoning board of appeals amendments (titled Article 20.0 Board of Appeals) and suggested that a public hearing for the amendments also be on 05/04/06.

Motion made by Daubner and seconded by Neigebauer to set the public hearing for the Article 20.0 Board of Appeals for 05/04/06.

Voice vote: ayes all. Motion carried.

H. COMMENTS FROM COMMISSION

None.

I. PUBLIC COMMENT

None.

J. NEXT MEETING

Next regular meeting – Thursday, 05/04/06 at 8:00 pm

K. ADJOURNMENT

Motion by Widmayer and seconded by Lowery to adjourn meeting at 9:18 pm.

Voice vote: ayes all. Motion carried.

Prepared by, Approved by,

Jennifer Crumb, MTPC Recording Secretary Mike Lowery, MTPC Secretary

Date