

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

**Regular Meeting Minutes Approved**  
**June 1, 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, Jim Samonek,  
and Mike Lowery

Absent: Mark Neigebauer

Others Present: John Enos (Carlisle/Wortman)

**B. APPROVAL OF AGENDA**

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

Voice vote: ayes all. Motion carried.

**C. APPROVAL OF MINUTES – April 6, 2006 and May 4, 2006**

Motion made by Daubner and seconded by Widmayer to approve the 04/06/06 minutes as amended.

Voice vote: ayes all. Motion carried

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

Voice vote: ayes all. Motion carried

**D. PUBLIC COMMENT**

None.

**E. REPORTS AND CORRESPONDENCE**

**Reports**

**1. Report of Chairperson:**

Kopka indicated that he has contacted Carl Macomber regarding the Hungry Wolf landscaping status. Enos inquired if parking is a problem. Planning Commissioners discussed the status of onsite parking for Hungry Wolf. Kopka indicated he will be attending the Public Act 110 training in East Lansing on 06/13/06 is anyone is interested in carpooling.

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

Widmayer indicated that the Board will be meeting in two weeks. Widmayer also noted that the driveway at the Township Hall was resealed and that new windows were installed in the Fire Apparatus room.

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

None.

**4. Report of Planning Consultant:**

Enos advised that he is teaching a Site Plan Review course on 06/27/06 from 1:00 pm to 4:00 pm for the Michigan Society of Planning in Lansing. Enos also indicated that the Village is looking into future commercial needs and will be considering planned unit developments (PUDs) for a couple housing projects. Enos noted that the Liaison Committee needs to meet soon. Kopka noted that Ron Mann received preliminary information on an approximately three acre parcel that may request annexation or a 425 Agreement. Kopka noted that there may be additional information at the July regular meeting. Planning Commissioners discussed the yellow area on the Future Land Use map as a future growth ring and discussed what could be developed.

**5. Reports of Committees:**

**a. SWWCOG:**

Daubner updated the group on the following items from the last meeting held 05/10/06:

- Police services remain a hot button issue and the State does not want to get involved in the issue.
- Work on mineral extraction policy.
- Work on regional plan including grant for Master Plan updates.
- Elections were held and officers remain the same.
- Wireless Washtenaw work is slow going – four bids are in.
- Schools working on bus garage and budget.
- Sharon Township working on zoning ordinance, office hours resolution, and handicap parking at the hall.
- M-52/Pleasant Lake intersection proposed completion in September and M-52 being straightened in 2009 at the gravel pit.
- Freedom Township working on recent robbery and deleting passing lanes.
- Manchester Township working on budget and split parcels.
- Village working on Byrnes rezoning request, Mitchell PUD, and proposed Scully property PUD. Village has also completed tours on the industrial property and may have interest in the DURA building. Village is also working on Master Plan update. Farmers Market is up and running on Thursdays.

**b. Traffic:**

None.

**c. Township/Village Liaison**

None.

## **6. Correspondence**

Lowery advised that the following items had been received:

- Agriculture Preservation Summit announcement scheduled for 06/22/06 in Lansing
- Planning and Zoning News
- Bridgewater Master Plan for Purchase of Development Rights (PDR) materials for review for comments - Bridgewater is requesting response by 07/05/06 – Enos indicated that he will review and prepare comments for Planning Commission review at the July regular meeting
- Land Division Application for Carson on Stonefield for two divisions that has been approved
- Washtenaw County notice from Terry Brinkman for the County Comprehensive Plan (master plan) for PDR updates - Enos indicated that he will review and prepare comments for Planning Commission review at the July regular meeting
- Bridgewater Township – Excavation Ordinance No. 59 for Planning Commission review – Enos indicated that Paul Siersma (Carlisle/Wortman) is working on this issue

## **F. UNFINISHED BUSINESS**

### **1. Community Survey**

Planning Commissioners reviewed the proposed draft of the Manchester Township Community Survey line by line. Crumb will revise the survey and include it in the Planning Commissioners' packets for the July regular meeting. Planning Commissioners discussed that they will recommend to the Board.

### **2. Private Roads/Special Assessment District**

Enos read the one-page draft language for Ordinance No. 53 for Multiple Residence Driveways and Residential Private Roads (prepared by Carlisle/Wortman – dated 06/01/06). Enos noted that Paragraph 1 under Section 1 would be revised so that a special assessment district would be established upon application for a private road permit. Enos indicated that he will send the draft language to the Township attorney to verify the legality. Planning Commissioners discussed that the proposed change would apply to all new private roads. Planning Commissioners discussed addressing the special assessment district issue initially would eliminate problems in the future as property is split and new residents are added. Planning Commissioners discussed Multiple Residence Driveways and site condo permits – noting that Multiple Residence Driveways require maintenance agreements. Samonek inquired on the expense of setting up the special assessment district. Enos noted that a public hearing and notification may be needed but that he would confirm it. Planning Commissioners discussed that the next step would be recommendation to the Board. Planning Commissioners discussed that the Township can impose a special assessment district on existing private roads. Planning Commissioners continued with discussion on the status of some of the older private roads.

**3. Future Growth Discussion - Liaison Committee**

Enos and Kopka noted that they will talk with Ron Mann to get the maps mentioned at the May regular meeting and to ascertain a meeting date for the Liaison Committee.

## **G. NEW BUSINESS**

### **1. Ordinance Amendments – Adult-Oriented Businesses and Zoning Enabling Act (PA 110 or 2006)**

Enos noted the proposed changes to Article 2.0 Definitions (three pages – prepared by Carlisle/Wortman – dated 06/01/06) and to Article 16.0 Supplementary Regulations and Standards (six pages – prepared by Carlisle/Wortman – dated 06/01/06) related to adult-oriented businesses. Enos indicated it may be easier for the Township Board to adopt the language under a General Law Ordinance. Enos indicated he will revise the language for General Law Ordinance so that it can be included at the July regular meeting. Enos advised that the Planning Commission would make a recommendation to the Township Board. Daubner inquired on the status of allowing for a use. Enos suggested that a use could be allowed in industrial-zoned property as a special use with conditions.

Enos noted that the four proposed changes to Article 3.0 General Provisions (two pages – prepared by Carlisle/Wortman – dated 06/01/06), Article 11.0 Planned Unit Development (three pages – prepared by Carlisle/Wortman – dated 06/01/06), Article 12.0 Conditional Uses (three pages – prepared by Carlisle/Wortman – dated 06/01/06), Article 19.0 Amendments (three pages – prepared by Carlisle/Wortman – dated 06/01/06), and Article 20.0 Board of Appeals (five pages – prepared by Carlisle/Wortman – dated 06/01/06). Enos noted that the changes are necessary to follow the state act (Public Act 110 of 2006). Enos noted that the changes impact the Township Clerk more than the Planning Commissioners. Enos reviewed the changes to notification requirements. Enos encouraged a public hearing for July regular meeting. Enos indicated that the Township attorney has reviewed the language. Enos advised he will talk to Ann Becketl to set up the public hearing.

## **H. COMMENTS FROM COMMISSION**

Samonek indicated he is glad to see Enos at the meetings.

Kopka inquired on the status of the community sewer systems (private sewer systems) ordinance. Enos updated the group on the status of the County model and the Scio Township ordinance. Enos indicated he would have a draft for the July regular meeting.

Samonek advised that he had heard that the Doans may have backed off on Stonegate Village due to the status of the housing market. Enos noted that he thinks the Doans would prefer public water and sewer. Planning Commissioners discussed the Mitchell annexation that allowed for a peninsula of property to be served by public water and sewer. Kopka commented that he would like to see annexations stopped and 425 Agreements be easy to facilitate. Enos noted that that community sewer system law is still unclear if a system failed who would be responsible.

Samonek commented that he heard that building permits are restricted in Canton Township due to unfinished projects and lengthy completion of projects. Planning Commissioners discussed the status of the housing market in adjacent communities.

**I. PUBLIC COMMENT**

None.

**J. NEXT MEETING**

Next regular meeting – Thursday, 07/06/06 at 8:00 pm

**K. ADJOURNMENT**

Motion by Samonek and seconded by Widmayer to adjourn meeting at 9:33 pm.

Voice vote: ayes all. Motion carried.

Prepared by,      Approved by,

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Jennifer Crumb, MTPC Recording Secretary    Mike Lowery, MTPC Secretary

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Date