

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

Regular Meeting Minutes Approved
July 5, 2007

A. CALL TO ORDER

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

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

Absent: John Seefeld and Deena McIntosh

Others Present: Paul Siersma (Carlisle/Wortman)

B. APPROVAL OF AGENDA

Planning Commissioners discussed adding a report on the Purchase of Development Rights (PDR) conference Daubner attended with the SWWCOG Report under F. Reports and Correspondence. Motion made by Widmayer and seconded by Samonek to approve the agenda as amended.

Voice vote: ayes all. Motion carried.

C. APPROVAL OF MINUTES – June 7, 2007

Motion made by Samonek and seconded by Widmayer to approve the 06/07/07 minutes as presented.

Voice vote: ayes all. Motion carried.

Motion made by Widmayer and seconded by Samonek to close the regular meeting and open the public hearing at 8:02 pm.

Voice vote: ayes all. Motion carried.

D. PUBLIC HEARINGS

1. Section 16.20 Commercial Communications Towers Amendments

Siersma indicated that the Planning Commission had reviewed the language over the last few meetings. Planning Commissioners noted the eight-page Manchester Township Planning Commission Proposed Amendments to Section 16.20 of the Manchester Township Zoning Ordinance (dated 07/05/07 – prepared by Carlisle/Wortman). Siersma indicated that Jesse O'Jack (Township Attorney) reviewed the language and made comments regarding formatting under Item 3. Siersma indicated that the O'Jack-suggested changes were made under Item 3 to better define language for new towers. Siersma discussed how the language could impact Wireless Washtenaw efforts. Kopka noted that no public members were present. Widmayer inquired if the proposed language would be an amendment to the existing ordinance language. Siersma

indicated yes. Siersma advised that the Planning Commission could make a recommendation to the Township Board to review the proposed language. Planning Commissioners noted that discussion on Section 16.20 Commercial Communications Towers Amendments is included as an agenda item under Unfinished Business for the regular meeting.

2. Wind Energy Conversion Systems

Planning Commissioners reviewed the six-page Manchester Township Planning Commission proposed amendment to Article 16 regarding Wind Energy Conversion Systems (dated 07/05/07 – prepared by Carlisle/Wortman). Siersma noted that the language would be new language that would allow wind turbine systems with a conditional use permit. Siersma advised that O’Jack had reviewed the language. Siersma indicated that the Township would decide where to allow the use. Siersma indicated that use of wind energy conversion systems would likely be on Ag zoned property due to the open space needs of the use. Kopka noted that no public members were present. Planning Commissioners noted that discussion on Section 16.23 Wind Energy Conversion Systems is included as an agenda item under Unfinished Business for the regular meeting.

Motion made by Widmayer and seconded by Stumpo to close the Public Hearings on Section 16.20 Commercial Communications Towers Amendments and Wind Energy Conversion Systems and re-open the regular meeting at 8:10 pm.

Voice vote: ayes all. Motion carried.

E. PUBLIC COMMENT

None.

F. 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 also distributed the five-page June 13, 2007 Draft Agreement Establishing the Manchester Community Joint Planning Commission and the two-page Manchester Township Ordinance for the joint Planning Commission for Planning Commission review. Widmayer indicated that the 2007-2008 Township Budget was established and that the Planning Commission budget will remain at \$30,000. Widmayer noted that the Planning Commission was under budget last year. Planning Commissioners discussed the joint Planning Commission effort. Widmayer indicated that the Planning Commission should provide input to the Township Board regarding the joint Planning Commission. Planning Commissioners discussed reviewing the draft agreement and ordinance language. Siersma discussed the role of the joint Planning Commission. Samonek inquired on the proposed voting process for the joint Planning Commission. Samonek expressed concern for the even number of members proposed for the joint Planning Commission. Samonek inquired if the Planning Commission would be eliminated. Siersma discussed the proposal to use a joint Master Plan as the Master Plan for the Township but that the zoning ordinance for the Township would be managed in the Township. Widmayer inquired what the advantage would be to have a joint Master Plan. Siersma discussed

that that the community would be using the same Master Plan, that the joint Master Plan would be more legally-defensible, and that the joint Master Plan would more easily provide for each zoning designation due to the area covered in the joint Master Plan. Daubner inquired how an undesirable use placement would be resolved. Siersma indicated that the issue was not discussed at the SWWCOG meeting. Daubner referred to the recent trailer park proposal in Sharon Township. Samonek noted that the School Board is not on the proposed joint Planning Commission committee but the School Board is on SWWCOG. Kopka inquired that if the joint Planning Commission is set up, would a request similar to the Whispering Lakes Resort come to the joint Planning Commission or to the Township Planning Commission. Siersma indicated that he believed it would come to the Township Planning Commission. Planning Commissioners and Siersma discussed that each municipality would retain their zoning ordinance. Samonek indicated that he thought that the long-term goal of the joint Planning Commission was to eliminate the individual Planning Commissions. Siersma indicated that the Planning Commission has an important voice. Planning Commissioners discussed the development of the joint Master Plan. Kopka encouraged the Planning Commissioners to read over the information of the joint Planning Commission and provide input at the August meeting. Kopka indicated that the Planning Commission would draft a letter to the Township Board regarding the issue.

3. Report of Zoning Board of Appeals:

None.

4. Report of Planning Consultant:

Siersma reported on the status of Whispering Lakes Resort. Siersma noted that the Engineer was present at the June meeting and advised that the Applicant would be withdrawing the application. Siersma noted that no formal withdrawal letter had been received from the Applicant. Siersma indicated that he had talked to the Applicant and the Applicant indicated that it was not their intention to withdraw the application and that they would like a decision from Planning Commission. Siersma noted that Carlisle/Wortman would work on a recommendation for the August meeting. Siersma indicated that not enough information has been submitted to make a decision. Kopka indicated that the public present at the June meeting were expecting a decision at the August meeting if a withdrawal letter was not received from the Applicant. Samonek suggested that a letter be sent to the Applicant requesting the information missing for consideration of the application. Planning Commissioners discussed the presentation by the Engineer at the June meeting. Siersma inquired if the Planning Commissioners would like the letter requesting the additional information be sent. Planning Commissioners concurred. Kopka indicated that Whispering Lakes should be added to the August agenda. Planning Commissioners discussed the amount of missing information on the Whispering Lakes Resort application. Widmayer confirmed that there is no expiration time on the application.

Siersma indicated that Carlisle/Wortman is working with Mark Rogge (Washtenaw County) regarding a Saturday training session on the joint Planning Commission. Siersma advised that grants are being sought for funding the joint Planning Commission effort. Siersma noted that

funding is discussed in the five-page June 13, 2007 Draft Agreement Establishing the Manchester Community Joint Planning Commission.

5. Reports of Committees:

a. SWWCOG and Purchase of Development Rights

Daubner indicated that Jeff Komarek made a presentation at the last SWWCOG meeting regarding County services. Daubner indicated that a bulk of the meeting was discussion of the joint Planning Commission. Daubner updated the group on the following information presented at the last SWWCOG meeting:

- Wireless Washtenaw – to get 800 MHz service a 200- to 300-foot tower may be needed
- Schools – new Superintendent hired
- Village – working on Regional Commercial zoning and cutting one deputy

Daubner advised that he attended the 06/28/07 PDR conference on 06/28/07. Daubner advised that the County is talking about a regional PDR program. Daubner discussed the scenarios for selection of PDR property through scoring programs. Daubner discussed the funding of the PDR program. Daubner advised that only a few properties would be selected each year. Stumpo inquired who would own the development rights to PDR land. Daubner inquired if it would be the State, the County, or the Township. Samonek indicated that the preservation is supposed to be forever but what would happen if a park is proposed for the property. Samonek indicated that he is against PDR. Siersma and Daubner discussed concerns about the scoring process. Siersma indicated that the Township would have to have a vote on PDR funds. Planning Commissioners and Siersma discussed the proposed use of PDR. Stumpo indicated that the State matches the funds. Daubner continued with discussion on the scoring system. Daubner indicated that the Township Board would review the regional PDR program if the Township would like to be involved. Stumpo indicated that he would like to see a PDR program in place. Siersma indicated that Carlisle/Wortman will do an analysis of the County regional PDR program versus the Township PDR language.

b. Township/Village 425 Agreement

Planning Commissioners discussed that the issue is on hold pending resolution of the SWWCOG regional planning effort.

6. Correspondence

Daubner advised that the following items had been received:

- Planning and Zoning News
- SWWCOG Joint Regional Master Plan Draft Time Line (one-page – hand-dated 07/05/07-PC)

G. UNFINISHED BUSINESS

1. Section 16.20 Commercial Communications Towers Amendments

Motion made by Daubner and seconded by Samonek to send the Section 16.20 Commercial Communications Towers Amendments to the Township Board for review and adoption.

Voice vote: ayes all. Motion carried.

2. Wind Energy Conversion Systems

Motion made by Daubner and seconded by Stumpo to send the Section 16.23 Wind Energy Conversion Systems language to the Township Board for review and adoption.

Voice vote: ayes all. Motion carried.

H. NEW BUSINESS

None.

I. COMMENTS FROM COMMISSION

None.

J. PUBLIC COMMENT

None.

K. NEXT MEETING

Next regular meeting – Thursday, 08/02/07 at 8:00 pm

L. ADJOURNMENT

Motion by Widmayer and seconded by Samonek to adjourn meeting at 8:57 pm.

Voice vote: ayes all. Motion carried.

Prepared by, Approved by,

Jennifer Crumb, MTPC Recording Secretary George Daubner, MTPC Secretary

Date