

MANCHESTER TOWNSHIP PLANNING COMMISSION

Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158

Regular Meeting, November 12, 2020

8:00 p.m.

A. CALL TO ORDER BY CHAIR

The meeting was called to order at 8:13 p.m.

Members Present: Mike Walter, Doni McLennan, Dave Thompson, John Seefeld, George Daubner, and Sybil Kolon

Members Absent: Deena McIntosh

Others Present: John Enos, Mike Cieslak (20284 Kirk Rd. Manchester), Bruce Bush (19991 Boetger Rd. Manchester), Regina Krueger (13101 Tracey Rd. Manchester, Silas Bialecki and Sara Felder (11983 Noggles Rd.), Ron Milkey (8700 Sharon Hollow Rd.), Krista Jarvis (649 W. Main), Michael Fusilier (16400 Herman Rd.)

Notetaker: Mike Walter

B. APPROVAL OF AGENDA

Amended the agenda to add a bullet point for a Sow Good Farms update. A motion was made by Kolon with a second by McLennan to approve the agenda as amended. All ayes. Motion carried.

C. APPROVAL OF MINUTES

Minutes were amended to correct the spelling from So Good Farms to Sow Good Farms. A motion was made by Kolon with a second by Thompson to approve the minutes of the October 1st meeting as amended. All ayes. Motion carried.

D. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

Silas Bialecki and Sara Felder - here to stay abreast of the second home auxiliary building discussion.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

There is nothing new to report at this time.

II. Report of Township Board Representative

There was discussion of the Township Board Meeting. Minutes were not available for the November 10th meeting. Minutes of the October meeting were provided.

III. Report of Zoning Board of Appeals

There has been no meeting or requests for meetings.

IV. Report of Planning Consultant

Enos- nothing to report.

V. Reports of Committees

i. SWWCOG

There has been no meeting. Next meeting December 2nd and there will be a report presented at the next Planning Commission meeting. Commissioner Daubner requested a change in representation and suggested Sybil Kolon to replace him as the SWWCOG representative. Commissioner Kolon accepted with the agreement of the members of the Planning Commission.

ii. Joint Planning Commission

There has not been a meeting. Next meeting is in December. At the suggestion of John Enos, the discussion on Joint Master Plan review will be a topic at the December Joint Planning Commission meeting. It was suggested that there should be a conversation on how any plans of the potential City hood discussion will affect the master plan and how this could be a way to encourage cooperation between the Village and Township.

VI. Correspondence

There has been no correspondence.

F. UNFINISHED BUSINESS

I. Agritourism/Event Barns

Enos- The Board has expressed an interest to really focus on Ag. tourism within the township and feel that Manchester can be a destination point for this type of tourism. He suggested that Agritourism and Events barns are separate entities and should be treated as such. With the changes on the Township Board, there may be further directions to the Planning Commission on how to proceed with any ordinance language relating to event barns. For this reason, we should probably table this discussion at this time.

Kolon - Has the event barn language been reviewed by the attorney yet?

Enos - There has been discussion to organize the thoughts on hours of operation, setbacks, and such but nothing has been fleshed in.

Walter - We will postpone further discussion and decisions until/if there is any further direction from the Township Board. For now the topic will be placed back into the parking lot.

II. Second Homes/Tiny Houses

There was discussion on language that was provided to the Commissioners for review. John Enos provided a summary of the reason for the language and how it may be incorporated into the ordinances. A review of existing language that would allow second homes on a large parcel along with how temporary housing options are allowed was also discussed.

Enos - The point of this language would be to define the size, location limitations, setback requirements, language for application requirements and the permitting process, potential resale issues, special use limitations and intended uses. He indicated that the lawyers had reviewed the language and the only concerns they had were with how the Township would manage the special use and its enforcement.

There was discussion among the Commissioners on many aspects of the topic including uses, lot size allowances, square footage, permanent vs. temporary use, property value impact, effect of the conditional use. It was agreed that a minimum lot size should be added to the language.

Walter - Next steps will be to get the updated language to the lawyers for review and feedback and then perform a final review in December. Tentatively, we can plan for a public hearing in January 2021. Commissioners, please give this language some more thought and provide any further suggestions to the Chairman and/or John Enos.

G. NEW BUSINESS

Sow Goods Farms - The Commissioners discussed the plans that had previously been provided. The current project plan was presented detailing the farming operation. The Sow Good Farms project leaders were not able to attend due to Covid-19 concerns but, wanted the members of the Planning Commission to know how excited they are to move forward with the project. This would a be permitted use in the Ag district but they are willing to bring a site plan to review and approve so that we can have some input on the project.

COMMENTS FROM COMMISSIONERS

Seefeld - Requested an updated contact list.

Daubner - George wanted confirm the minimum building site was 2 acres. He then asked if you could just build a barn on the site?

Enos - If used for agricultural purposes yes, otherwise a principal residence is required.

Daubner - the next SWWCOG meeting is at Bridgewater Town Hall December 2, 2020

PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

Ron Milkey introduced himself as the newly elected Township Supervisor.

Sara Felder asked that in light of the tiny house discussion, could the Commissioners consider including Care Givers in the allowed uses. She also asked that consideration be given to repurposing existing out buildings already on the site into tiny houses to allow for maintaining existing footprints. Additionally, could the concept of the primary land owner occupying the tiny house instead of the primary house be considered.

Krista Jarvis - Introduced herself as a newly elected Township Board Trustee

NEXT MEETING: *Regular Meeting – Thursday December 3, 2020 8:00 p.m.*

H. ADJOURNMENT

A motion was made by Dauber with a second by Kolon to adjourn the meeting. All ayes. Motion Carried. Adjourned at 8:53 p.m.