

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting, October 1, 2020
8:00 p.m.

A. CALL TO ORDER BY CHAIR

The meeting was called to order at 8:00 p.m.

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

Members Absent: None

Others Present: John Enos, Laura Adams and Mike Cieslak (20284 Kirk Rd. Manchester), Bruce Bush (19991 Boetger Rd. Manchester), Michael Lowery (20293 Kirk Rd. Manchester), Regina Krueger (13101 Tracey Rd. Manchester), Dan Huntsbarger (13240 Tracey Rd. Manchester)

Notetaker: Nathan Booth

B. APPROVAL OF AGENDA

A motion was made by Kolon with a second by Thompson to approve the agenda as written. All ayes. Motion carried.

C. APPROVAL OF MINUTES

A motion was made by Kolon with a second by McIntosh to approve the minutes of the September 3rd meeting as written. All ayes. Motion carried.

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

Mike Lowery 20293 Kirk Rd.- I understand you are looking at procedures and rules in regard to event barns. DO not take that lightly. There are a few on Scio Church Rd. and they are pretty much all dried up by now. The noise pollution and road traffic need to be addressed. We need to make sure this is for the better of the community.

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 of the meeting were not provided.

III. Report of Zoning Board of Appeals

There has been no meeting at this time.

IV. Report of Planning Consultant

Enos- There was a conference call with the So Good Farms. They are moving forward with their operation on Lemm Rd. It seems like a really good opportunity for the township. They will put a plan together and come to us with a special use request.

Kolon- Is this the solar farm outfit?

Enos- This is not the solar farm. The solar farm will probably be coming to us around spring with more information. The solar farm is still trying to figure out what is going to go under the panels, it will probably be either pasture for goats and sheep or wildflowers for bees.

Enos- The Hidden Lake RV Park has almost completed all of the requirements. They met all of our concerns. They intend to start construction ASAP and They may be up and running around next summer

V. Reports of Committees

i. SWWCOG

There has been no meeting.

ii. Joint Planning Commission

There has not been a meeting. Next meeting is in December.

VI. Correspondence

There has been no meeting at this time

F. UNFINISHED BUSINESS

I. Wedding/Event Barns

Enos- As a planning commission we work for the residents and the board. We want to keep all of our rural aspects of Manchester. The main use of the event barns would be to give farmers an extra source of income. It is important that we create thorough language for an ordinance for event facilities. We want to give the area some opportunity with the language. It would be very important that the facilities meet various requirements. If they fail to meet the requirements, in the special use permit, their permit can be revoked. Perhaps if you guys are comfortable with the language, we can set up a public hearing. It is not just for event barns; it has many possible uses. There are no proposed sites at this time.

Walter- We should give feedback on the language. This would be very beneficial in moving the process along. We would like to have it reviewed by the lawyers before our next meeting.

Enos- If you want to provide Mike with your concerns and suggestions to get to me. If you are comfortable with the language, we can set a public hearing at our November meeting.

II. Second Homes/Tiny Houses

Enos- The township board and community have requested that we look into the opportunity or option to add a second residential unit that is much smaller than the main dwelling, in the rear of the yard. It is a special use so, in this language, they must meet with the planning commission and there must be a public hearing. The idea of these is to be used as an accessory. For example, if someone in your family is getting older and wants to move here, they can have a smaller house on the property. The ordinance would say it has to be an immediate family member. The language is pretty straight forward, I will send it to the attorneys within a few days.

Walter- In the last meeting there was discussion about these being a yearly renewable permit. Can we add that?

Enos- Yes, I can add that.

McLennan- Would you use the existing driveway or have your own separate driveway?

Enos- It would have to be a case by case basis.

Daubner- Is there a minimum size?

Enos- There is no minimum, but there is a maximum of 50% of the existing house.

Seefeld- Is there a lot size requirement?

Enos- This would be allowed in any of our residential district, so no minimum lot size.

McLennan- What happens if it is sold?

Enos- Special use is run with the property not the owner.

Walter- The permit and ordinance information would have to be shared with the buyer before the sale of the house.

Enos- It would have to be.

Thompson- Does the permit have to go to the property, or can it go with the person? Who is going to enforce it?

Enos- We would have to stay on them, but it does transfer with the property.

Daubner- If you had a 1200 sq. ft. house, the second house can only be 600 sq. ft.?

Enos- Yes, the people here before only wanted 400-600 sq. ft.

Walter- We can always come back and recraft the language. We also need a public hearing to consider their points.

G. NEW BUSINESS

There is no new business at this time.

H. COMMENTS FROM COMMISSIONERS

Seefeld- There was an individual that rebuilt his barn for their family and there were a lot of people there last weekend.

Enos- We cannot really control what people do privately.

Seefeld- Is there anything else on the trails?

Enos- Yes, Ron has met with the parks and recreation director, and things are moving along.

Kolon- The Irish Hills Region Intermunicipal Committee meeting is working with surrounding communities to get as many entities together to put together a joint recreation plan for the Irish Hills area.

Seefeld- When is the joint master plan renewable?

Enos- I believe 2022.

Walter- We need to move our next meeting. The meeting will be November 12.

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

Bruce Bush- My Wife and I moved here 25 years ago and fell in love with the rural area. An event barn would destroy the quiet rural living. Noise travels so far through the country setting. Barns typically are not a noise containing facility. This is a community issue not neighborhood issue. This should be voted on by the community and not made by a decision by the commission. It might be the factor for us to leave the area.

Enos- You cannot be exclusionary of any use in a community. There is language currently language for an event facility, but only for commercial zoned property. We call these event barns, but they can be more than that.

Regina Krueger- The barn was 300 ft. from my house. I could have rehearsed the speeches. You need to look at what is around the barns. I was fine with having the one wedding, but now that there is talk of making it weekend after weekend, I needed to come and voice my opinion.

Enos- Ultimately it is the board's decision, they meet on the second Tuesday of every month.

Dan Hutsburger- I am the owner of the barn that held the wedding. I am more interested in a special use permit for something like a cooking class instead of having a lot of noise. Everything was grouped together as a wedding barn, but I would like to do other things with it.

Bruce Bush- I do not think it should be a commercial operation, it should be a way to keep the farmers on their feet.

NEXT MEETING: *Regular Meeting – Thursday 11/12/2020 8:00 p.m.*

J. ADJOURNMENT

A motion was made by Dauber with a second by McLennan to adjourn the meeting. All ayes.
Motion Carried.
9:02 p.m.