

**MANCHESTER TOWNSHIP PLANNING COMMISSION**

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

**Regular Meeting, May 7, 2020**

**8:00 p.m.**

**A. CALL TO ORDER BY CHAIR**

The teleconferenced 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 via Telephone: John Enos (Carlisle/Wortman) and Gene DeRossett

Notetaker: Annelise Baron

**B. APPROVAL OF AGENDA**

A motion was made by Kolon with a second by Seefeld to approve the agenda as amended to include Election of Officers under New Business.

Roll call vote. Thompson: aye. Kolon: aye. Daubner: aye. McLennan: aye. Seefeld: aye. Walter: aye. Motion carried.

**C. APPROVAL OF MINUTES**

A motion was made by Kolon with a second by McLennan to approve the minutes of the March 5<sup>th</sup> meeting as amended to correct grammar errors.

Roll call vote. Thompson: aye. Kolon: aye. Daubner: aye. McLennan: aye. Seefeld: aye. Walter: aye. Motion carried.

**D. DOAN PROJECT UPDATES**

Enos: I talked to the engineer, Todd Pascoe, and they are continuing to gather approvals from outside agencies. He is also working with the township engineer to change a few minor things based on your feedback. Once everything is approved and they have their permits, they'd like to start construction, which will hopefully be in the next few months in order to open in the spring.

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

DeRossett: Thank you to everybody for your hard work.

**F. REPORTS AND CORRESPONDENCE**

**I. Report of Chairperson**

Walter: George and Dave, if you are willing to continue to serve please let Gene know so he can take it to the Township Board. Your term expirations need to be adjusted from 2019 to 2021. My

term, as well as Deena's, is up this month, so we also need to let Gene know in order to get our terms adjusted to 2022.

## II. Report of Township Board Representative

Seefeld: There was a meeting on April 14<sup>th</sup> by conference call. Minutes of the meeting were provided to commissioners.

## III. Report of Zoning Board of Appeals

Walter: We have a tentatively set meeting for the Thursday before Memorial Day. We are trying to meet in order to discuss the variance request for a garage to be built within the 20ft setback.

## IV. Report of Planning Consultant

Enos: We've been busy, as odd as everything is. From a development standpoint, this is a bump in the road but we will get through it and construction will keep moving forward.

## V. Reports of Committees

### i. SWWCOG

Kolon: There has not been a meeting but we are trying to set one up.

### ii. Joint Planning Commission

There has not been a meeting.

## VI. Correspondence

Enos: I have been working with the company that has a 120 acre solar farm under site plan review in Grass Lake Township. They are incredibly professional. They intend to come to Manchester Township with a site plan by the end of the summer. They are very environmentally conscious. They want either sheep, goats, or pollinator plants for honeybees underneath the panels. Decommissioning has been discussed, and the installation method is done in such a way that removal is easier and materials can be salvaged. They have also decided to do farm-style fencing in Grass Lake. I am looking forward to the project and I think you all will as well. I'll have more information in June.

Walter: We received a Court of Appeals ruling of the Jeffrey Pigeon v Ashkay Island case. The court has granted the appeal. The lawsuit against Ashkay Island will move forward.

## G. UNFINISHED BUSINESS

### I. Wedding/Event Barns

Enos: I received the draft ordinance from our attorneys and they looked into several things. We got a pretty marked up copy back. They like where we are going in terms of addressing event barns in the commercial district and keeping them out of residential/agricultural districts. They also gave us some revised language on short-term rentals. They are pretty detailed in regards to

their changes, and I believe they have covered everything the Planning Commission has talked about. Once I take a better look at both, I will bring those changes to you in June.

## II. Short-Term Rentals

There are no comments at this time.

## H. NEW BUSINESS

### I. Second Homes/Tiny Houses

Enos: We have received interest from residents. I'll have draft language for you in June.

### II. Election of Officers

A motion was made by Daubner with a second by Kolon to nominate Walter for chairman. Roll call vote. Thompson: aye. Kolon: aye. Daubner: aye. McLennan: aye. Seefeld: aye. Walter: aye. Motion carried.

A motion was made by Kolon with a second by McLennan to nominate Thompson for vice chairman.

Roll call vote. Thompson: aye. Kolon: aye. Daubner: aye. McLennan: aye. Seefeld: aye. McIntosh: aye. Walter: aye. Motion carried.

A motion was made by Daubner with a second by Kolon to nominate McIntosh for secretary.

Roll call vote. Thompson: aye. Kolon: aye. Daubner: aye. McLennan: aye. Seefeld: aye. McIntosh: aye. Walter: aye. Motion carried.

## I. COMMENTS FROM COMMISSIONERS

Seefeld: Laurie Carey, the township treasurer, worked on a project to extend internet service to the Township Hall parking lot for those who need it. It is available now.

Enos: I had a long conversation with Scot Graden, the interim superintendent, as he is very interested in grants to help with internet connection and distance learning for the Manchester community.

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

DeRossett: Peter Psarouthakis agreed to set up a SWWCOG zoom meeting in June if necessary. We have lots on the agenda, so hopefully we can meet face-to-face.

NEXT MEETING: *Regular Meeting – Thursday 6/4/2020 8:00 p.m.*

## K. ADJOURNMENT

A motion was made by Daubner with a second by McLennan to adjourn the meeting.

Roll call vote. Thompson: aye. Kolon: aye. Daubner: aye. McLennan: aye. Seefeld: aye. McIntosh: aye. Walter: aye. Motion carried.

8:48 p.m.