

**MANCHESTER TOWNSHIP PLANNING COMMISSION**

**Virtual Meeting**

**Regular Meeting April 1, 2021**

**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, John Seefeld, George Daubner, and Sybil Kolon, Dave Thompson

Members Absent: None

Others Present: Ron Milkey (8700 Sharon Hollow Rd.), Silas Bialecki (11983 Noggles Rd.), Sara Felder (11983 Noggles Rd.)

**B. APPROVAL OF AGENDA**

The agenda was amended to remove items I. Sow Goods Farms Site Plan Review and II. and Thorn Lake Solar Site Plan Review as there was nothing to present for the meeting. A motion was made by Daubner with a second by Kolon to approve the agenda as amended. All ayes. Motion carried.

**C. APPROVAL OF MINUTES**

The March minutes presented for approval. A motion was made by Daubner with a second by Kolon to approve the minutes of the March 4th meeting. All ayes. Motion carried.

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

Sara Felder commented on the possible concerns from the Commissioners about Accessory Dwelling Units (ADU) affecting property values. She cited studies from New Hampshire indicating that if the ADU was built to local building codes it does not have any negative effect on values.

There was a general discussion among the Commissioners on this point.

There was no further comment.

**E. REPORTS AND CORRESPONDENCE**

**I. Report of Chairperson**

Sow Goods Farms site plan was provided to the consultants for formal review. The review had not been completed at the time of the meeting. It is anticipated that it will be ready for commission to review at the next meeting.

It is anticipated that the Thorn Lake Solar project site plan will also be ready for the commission to review at the next meeting.

A question was asked about the RV park. There was no update to provide at the time of the meeting.

Deena McIntosh and Doni McLennan were thanked for their years of service to the Planning Commission and they were wished well in their future endeavors.

It is expected two new commissioners will be appointed and will begin serving at the next meeting.

## II. Report of Township Board Representative

There was a discussion of the Township Board Meeting. Minutes of the meeting are on file.

## III. Report of Zoning Board of Appeals

There were no meetings. There is a meeting yet to be scheduled for the conditional use request from Ryan Hastings.

## IV. Report of Planning Consultant

There was no report from the planning consultant was presented.

## V. Reports of Committees

### i. SWWCOG

There was no meeting. Next meeting is scheduled for June 17th.

### ii. Manchester Community Joint Planning Commission

The MCJPC met prior to the Planning Commission meeting. An update was provided on the Sow Goods Farms and Thorn Lake Solar projects and the tiny houses language updates. The village to city update, the sewer, road and side walk update projects in the village, the grocery store opening and projects related to that along with the changes to vacant business buildings within the village was also discussed.

## VI. Correspondence

There is nothing to report.

## F. UNFINISHED BUSINESS

### I. Second Homes/Tiny Houses

There was discussion including further comment from the public hearing that was held prior to the Planning Commission meeting.

The commissioners discussed the most current suggested language provided by the planning consultant.

The members of the commission decided to request the consultant to incorporate the changes from the public hearing and comments from the commissioners.

Approval of the language was tabled at this time.

G. NEW BUSINESS

There was no new business to discuss at this time.

H. COMMENTS FROM COMMISSIONERS

Commissioner Kolon provided an update on the Brownfield redevelopment authority and how they were considering a possible grant to assist the redevelopment of the property adjacent to the Manchester Market. She also provided an update in Inner Municipality Committee in Brooklyn and their plan for a regional recreation plan. This plan will be including connecting to Watkins State park.

There were no further comments from the Commissioners.

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

There was no further public comment

NEXT MEETING: *Regular Meeting - May 6, 2021 8:00 p.m.*

J. ADJOURNMENT

A motion was made by Daubner with a second by Kolon to adjourn the meeting. All ayes. Motion Carried. Adjourned at 8:52 p.m.