

**MANCHESTER TOWNSHIP PLANNING COMMISSION**

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

**Regular Meeting November 4, 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, Dave Thompson, Doug Brooks, and Sybil Kolon

Members Absent: None (Michelle Stace has officially resigned from the Planning Commission)

Notetaker: Nathan Booth

Others Present: Ron Milkey (8700 Sharon Hollow Rd.)

**B. APPROVAL OF AGENDA**

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

**C. APPROVAL OF MINUTES**

A motion was made by Thompson with a second by Kolon to approve the minutes of the October public hearing meeting. All ayes. Motion carried.

A motion was made by Daubner with a second by Brooks to approve the minutes of the October regular meeting as amended. The amendment was to change “back hall” to “backhaul”. All ayes. Motion carried.

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

There is no public comment at this time.

**E. REPORTS AND CORRESPONDENCE**

**I. Report of Chairperson**

Walter- The property that was approved for Sow Good Farms was sold to a different buyer and the plan is for an equestrian estate. There is an update on the Thorn Lake Solar project.

**II. Report of Township Board Representative**

A summary of the October board meeting was provided.

**III. Report of Zoning Board of Appeals**

There have been no requests for a meeting.

#### IV. Report of Planning Consultant

There is nothing to report.

#### V. Reports of Committees

##### i. SWWCOG

A summary of the November SWWCOG meeting was provided.

##### ii. Joint Planning Commission

There has not been a meeting.

#### VI. Correspondence

A letter was sent to the township from Bob Bailey, in favor of short-term rentals.

### F. UNFINISHED BUSINESS

#### I. Thorn Lake Solar Update

Walter- We were provided with a preliminary site plan that is being reviewed by the consultants. They are planning on attending the next meeting. It will be built to be removed at the end of its time. One concern I have is the panels reflecting light and making an unsafe situation for drivers.

Daubner- What is the expected lifetime of the panels?

Thompson- I believe it is approximately 30 years.

Brooks- The property is leased, correct?

Walter- I believe so.

#### II. Short Term Rentals

Walter- I think we should put this on hold until we get more direction from our planners or as it makes its way further through legislation.

Kolon- Can we hear Thompson's suggestions?

Walter- Increasing the notification distance to 1,000 ft. and changing duration to 2 years for permits.

Milkey- Freedom Township's planner recommended that they do a regulatory ordinance instead of a zoning ordinance so that the legislation can not affect it.

### G. NEW BUSINESS

There is no new business at this time

### H. COMMENTS FROM COMMISSIONERS

George- Last month we talked about address ordinances. How are addresses and street names assigned?

Walter- That is what we need to discuss the language for.

Seefeld- On my sheet that has our contact info, my home phone number is now invalid. I drove past the RV park, and it seemed like nothing was going on and I do not think they will open in the spring. I also noticed the asphalt millings that were put down on the new trails

Walter- I want to thank Shelly Stace for her time served on the board. She submitted a resignation letter which was accepted. We are now searching for a new planning commission member. We also have a new website. The survey is not published yet but will be posted soon.

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

Milkey- The board did apply for a \$400,000 grant that will be used for trail construction between Carr Park and Gross man Road.

NEXT MEETING: ***Regular Meeting - December 2, 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 8:46 p.m.