

MANCHESTER TOWNSHIP PLANNING COMMISSION

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

Regular Meeting Minutes – February 3, 2022

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, George Daubner, Dave Thompson, Doug Brooks, Ashley Buniack and Sybil Kolon. Members Absent: John Seefeld. Others Present: Ron Milkey
- B. **APPROVAL OF AGENDA**
A motion was made by Kolon with a second by Brooks to approve the agenda as presented. Motion carried.
- C. **APPROVAL OF MINUTES**
A motion was made by Kolon with a second by Brooks to approve the minutes of the January 6, 2022 regular meeting as presented. Motion carried.
- D. **PUBLIC COMMENT - None**
- E. **REPORTS AND CORRESPONDENCE**
- I. Report of Chairperson - Walter welcomed Ashley Buniack to the the commission and reviewed the requirements of the position for all present. Buniack introduced herself. Walter reported contact from a new owner of property at US-12 near Ely who is planning a cluster development of 107 acres with 4, one-acre homes and a barn, to be a family compound, with the possible addition of two more home sites. They expect to move forward soon.
- II. Report of Township Board Representative – No report
- III. Report of Zoning Board of Appeals - There have been no requests for meetings. Walter reported the vacancy on the ZBA has been filled.
- IV. Report of Planning Consultant – No report
- V. Reports of Committees
- i. SWWCOG – Kolon reported the next meeting is February 23, 2022.
- ii. Joint Planning Commission – Walter reported the JPC will be meeting this year to update the Joint Master Plan with the township and village, which must be updated every five years, to be completed for 2023.
- VI. Correspondence - There is no correspondence.
- F. **UNFINISHED BUSINESS**
- I. Thorn Lake Solar Update – Walter reported that he, Supervisor Ron Milkey and planning consultant John Enos met with staff of Thorn Lake Solar to discuss the

project. The height of the solar panels has been increased from 10 to 16 feet high to accommodate economies of scale of the solar panel equipment. The need for additional screening was discussed with Thorn Lake Solar and during this discussion. Our consultant is continuing to work with them on review of the site plan. After additional discussion in March a public hearing will be scheduled. Kolon commented on the inclusion of the Bradford Pear in the list of native tree species. The Bradford Pear is a non-native invasive species that should not be included and suggested the Lilac and Forsythia shrubs should be eliminated in favor of the other native shrub species listed.

II.Short Term Rentals – Walter and Milkey reported that the related legislation in the state legislature continues to be amended. We intend to keep this on our radar and to take steps to amend this section of our ordinance when the intent of the legislature becomes clear.

G. NEW BUSINESS - There is no new business.

H. COMMENTS FROM COMMISSIONERS

General comments were made regarding the status of the township survey; when current terms will end; the impact of solar farms on the community; and the need for the planning commission and board to be supportive of each other.

I. PUBLIC COMMENT – None

NEXT MEETING: *Regular Meeting – March 3, 2022 8:00 p.m.*

J. ADJOURNMENT

A motion was made by Thompson with a second by Daubner to adjourn the meeting. Motion Carried. Adjourned at 8:47 p.m.

Minutes Approved: _____ Date _____
Secretary