

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158

Regular Meeting October 7, 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, and Sybil Kolon

Members Absent: Michelle Stace and Doug Brooks

Notetaker: Nathan Booth

Others Present: Ron Milkey (8700 Sharon Hollow Rd.), Sarah Felder, Silas Bialecki, and Margaret Bialecki (11983 Noggles Rd. Manchester)

B. APPROVAL OF AGENDA

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

C. APPROVAL OF MINUTES

A motion was made by Kolon with a second by Daubner to approve the minutes of the September regular meeting as amended. The amendment was to change July to August under E.II. 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- I was just handed a request to begin looking at language for a street naming and addressing ordinance. We will be discussing this with the consultant, but I just wanted to let everyone know.

Daubner- It used to be the power company right?

Walter- Yes, but about 10 years ago it changed and Carl took that over.

II. Report of Township Board Representative

Michael Walter - Chairman

Nathan Booth

A summary of the September 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 was nothing to report.

V. Reports of Committees

i. SWWCOG

There has not been a meeting. The next meeting is November 3rd and it is at the Manchester Township Hall.

ii. Joint Planning Commission

There has not been a meeting.

VI. Correspondence

Walter- There was an Email from Andy Bobo. He wanted to make sure that his side of the story over the short term rentals was expressed. He wanted us to understand that rental property is beneficial to the township.

F. UNFINISHED BUSINESS

I. Thorn Lake Solar Update

Walter- The company has not come to us with a site plan for review.

Milkey- We did meet with the site planner. He did show us a preliminary site plan, which he did not leave because he did not want anything that was not official floating around. The solar farm will not tie into the new Consumers station, they will ~~back~~ all a line all of the way to Parr St., by the high school. He did say there will not be any concrete footings, the panels will also tilt to follow the sun, and they are considering goats for lawn maintenance.

~~Backhaul~~
Backhaul

Walter- Did any conversation come up about using the station for a parking lot for the bike path.

Milkey- No, but they are very open to contributing to various developmental aspects in the township.

II. Short Term Rentals

Walter- Are there any questions or suggestions for the ordinance language?

Kolon- I had a question referencing the definition of transient housing?

Walter- That definition is in the language. That definition also was brought up in the lawsuit which helped us.

Kolon- I have not looked at this enough to know what is and what is not on the table. I am trying to understand it better. I do not know if there is a big demand for this in Manchester.

Walter- The board has asked us to take a look at this language and evaluate if we need to do anything and make recommendations based on that evaluation. The request was put in as a result of AshKay Island, and they want to make sure we are covered.

Milkey- The language that you have was put together by John Enos and our attorney. The way the attorney boiled it down for me was if a person is going to occupy a house and they do not change their address and make it a residence, then it is transitory housing. We do need to keep in mind the rental situation happening in Freedom township and get ahead of it happening.

Kolon asked for clarification regarding the ownership of the house. Milkey explained that an owner does not need to be present during the rental. However, the house must be the primary residence of the owner.

Walter- What we do not want happening is someone buying a house for the sole purpose of renting it out. For the next meeting I want everyone to have all of their questions and suggestions for John or one of his assistants. I think we are looking for a December-ish public hearing.

G. NEW BUSINESS

There is no new business at this time.

H. COMMENTS FROM COMMISSIONERS

Daubner- What is the difference between a bed and breakfast and an Air B+B?

Walter- Usually in a bed and breakfast, the owner occupies the dwelling and caters to the guest. In an Air B+B the owner usually rents out the whole house and does not occupy the house.

Seefeld- Have you heard anything about the new RV park?

Walter- They are doing some work back there. There is not a lot of talk, but it still sounds like they are planning on renting next summer.

Milkey- They have not applied for the zoning permit, which is a requirement.

Seefeld- I drove down Sharon Hollow and was impressed at the progress on the new trail.

Milkey- They have been dumping milling already.

Walter- Please take a look at the survey and give us feedback to make sure that the questions are tailored to us, and if there are answers that do not make sense please let us know. Also, if there are questions that do not make sense let us know about those too.

Kolon- Will it be online only, or will there be hard copies as well?

Milkey- It will be online, in the paper, and on hard copies.

Daubner- We will return them at the office, right?

Milkey- Yes, if it is a hard copy, it needs to come back to the office.

Walter- Also, I think we need to do more joint meetings with the board. I am thinking of a quarterly meeting. Let us know what you guys think. If quarterly is too frequent, we can do biannual.

Daubner- I say we play it by ear.

Kolon- Maybe we could put the survey out when the new website launches.

Milkey- That would be a good idea. October 25th would be a good idea.

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

Sara- On the street addressing, I spoke with Consumers and they said to have the power drop, we do officially need a property number. With the ADU we do not necessarily need a separate address. We probably can just run power off of the house. Just something to think about for the future. Also, on the short term rentals, I wanted to say that when my family comes to visit they do like to have their own place to stay. In Manchester that is very difficult to find. On the other hand, we used to live in a touristy town which had a lot of short term rental places which made it hard for people to find a long term rental place.

NEXT MEETING: *Regular Meeting - November 4, 2021 8:00 p.m.*

J. ADJOURNMENT

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

- Agritourism
- Event Barns