

MANCHESTER TOWNSHIP PLANNING COMMISSION

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

Regular Meeting September 2, 2021

8:00 p.m.

. CALL TO ORDER BY CHAIR

The meeting was called to order at 8:04 p.m.

Members Present: Mike Walter, John Seefeld, George Daubner, Dave Thompson, Sybil Kolon, and Doug Brooks

Members Absent: Michelle Stace

Notetaker: Nathan Booth

Others Present: John Enos, Ron Milkey (8700 Sharon Hollow Rd.), Jeff Pigeon(242 Wolff Rd. Manchester, Sarah Felder and Silas Bialecki(11983 Noggles Rd. Manchester)

B. APPROVAL OF AGENDA

A motion was made by Daubner with a second by Thompson to approve the agenda as amended. The amendment includes adding Public Hearing under new business. All ayes. Motion carried.

C. APPROVAL OF MINUTES

A motion was made by Kolon with a second by Thompson to approve the minutes of the August 5th regular meeting. All ayes. Motion carried.

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

Sarah Felder- We put in an application for a conditional use for a temporary house instead of an ADU and we submitted it wrong.

Enos- After looking over the ordinance of the temporary house ordinance, it looks to be a conditional use. We would have to send out a public notice and have a public hearing, and we have to approve it. If the application is in 15 days before the meeting we could move ahead. If the board is comfortable they could set a public hearing for October for the temporary dwelling unit for 11983 Noggles Rd Manchester. We could also have the ADU public hearing on the same night.

Jeff Pigeon- My attorney talked to John Enos about the proposed time share ordinance. I just want to see that accomplished as soon as possible.

Enos- We would have a more formal meeting and process to settle the time shares.

Jeff- Does it fall under the same ordinance as short term rentals?

Enos- Yes. I believe it would fall under the same category as hotels, motels, and short term rentals. The township is not talking about the language for short term rentals. I would send more of a formal application to the planning commission so that it leaves a paper trail on how we got from point A to point B.

E. REPORTS AND CORRESPONDENCE

1. Report of Chairperson

There is nothing to report.

II. Report of Township Board Representative

A summary of the ~~July~~ board meeting was provided.

III. Report of ~~July~~ Zoning Board of Appeals

There have been no requests for meetings.

IV. Report of Planning Consultant

I will bring a draft of a survey for the next meeting.

V. Reports of Committees

1. SWWCOG

There has not been a meeting.

ii. Joint Planning Commission

There was a meeting this evening. We are working on the 5 year renewal plan for the joint master plan.

VI. Correspondence

There has not been any correspondence.

F. UNFINISHED BUSINESS

1. Thorn Lake Solar Update

Enos- We have not heard anything.

Milkey- There was a community outreach representative that came to the township office. They have toured the area. They also have an educational program and are trying to get into the schools. They are big on donations and community service.

II. Short Term Rentals

Walter- We had a conversation within the joint board/MTPC meeting on August 17. There is nothing to look at for approvals at this time. Please review the proposed language and get feedback from your neighbors for discussion next month. We are going to send out a survey to get community input.

G. NEW BUSINESS

1. Discuss public Hearing for 11983 Noggles Rd.

A motion was made by Brooks with a second by Kolon to set a public hearing regarding a conditional use at 11983 Noggles Rd. before the October 7th regular meeting at 7:30 p.m. All ayes. Motion carried.

H. COMMENTS FROM COMMISSIONERS

Daubner- This may not be important, but while I was sitting in the audience I could barely hear. Is there a way to reconfigure the tables so we speak towards the audience?

Walter- Yes, we can definitely do that.

Milkey- We are working on getting new technology to make it so the audience would be able to hear better.

Seefeld- I just had a question on the trail. Will there be somewhere on the trail where people can park, other than at either end of the trail?

Milkey- I do not have an answer for you, but I will bring that up as a concern for you.

Brooks- I will not be here at the next meeting, but if you are going to be talking more about short term rentals I think you could work on getting more language put together so you are ahead of the game.

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

NEXT MEETING: *Regular Meeting - October 7, 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 8:45 p.m.

- Agritourism
- Event Barns

Nathan Boerth
Michael Walter