

MANCHESTER TOWNSHIP PLANNING COMMISSION

Virtual Meeting

Regular Meeting March 4, 2021

8:00 p.m.

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, Doni McLennan,

Members Absent: Deena McIntosh, Dave Thompson

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

B. APPROVAL OF AGENDA

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

C. APPROVAL OF MINUTES

A motion was made by McLennan with a second by Daubner to approve the minutes of the February 4th meeting. All ayes. Motion carried.

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

There are no comments at this time.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

The solar farm project and Sow Good Farms are working on developing their formal presentation and should be providing a site plan to present at the next meeting. Also the next meeting we should be able to have a normal, in-person meeting, unless something changes.

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 has been one applicant. A resident was trying to get a variance so he could build a porch that would extend into the side yard setback by about eight feet. The variance was granted up to eight feet. The next potential meeting will be for Ryan Hastings conditional use permit that would allow him to operate his business on Logan Rd.

IV. Report of Planning Consultant

The planning consultant is not available at this time.

V. Reports of Committees

1. SWWCOG

A summary of the topics discussed in the meeting were presented by Sybil Kolon.

ii. Joint Planning Commission

The march meeting was canceled and will be held in April.

VI. Correspondence

There is nothing to report.

F. UNFINISHED BUSINESS

1. Second Homes/Tiny Houses

There was a discussion about the most current suggested language provided by the planning consultant.

McLennan asked what if you wanted to put an attached garage on the secondary dwelling, would that count as 50%? Also, it says one accessory dwelling unit should be permitted on each lot. Because of that if there was a barn being built but just the shell and no floor, would that be included in the 50%?

Daubner indicated that it was hard to ask questions without the planning consultant present.

G. NEW BUSINESS

Daubner inquired about the latest on the conditional use for Ryan Hastings?

Walter reported that this is going to be brought before the ZBA and the meeting has not yet been scheduled.

H. COMMENTS FROM COMMISSIONERS

Daubner asked why is the two-acre minimum lot size still in the parking lot?

Walter indicated that it has been in there for over a year and it was a suggestion by Ron Mann as a point of discussion.

Kolon added that in follow-up to the two-acre minimum lot size, that you need 2 acres for a septic and dwelling unit and that she did not think reducing the minimum size is a very good idea.

Seefeld added that there are many little parcels of properties spread out through the township. The township is trying to contact adjacent landowners to buy them. They are so small that they are all unbuildable and the desire is to try to get them back on the tax roll.

McLennan- I have enjoyed my time on the planning commission. My term expires in May of this year. I have learned so much. My time here has been very enjoyable. I am looking around to try to find someone to fill my position.

Walter- In May we will have an election of officers. Also if anyone has someone in mind for a replacement for Donnie, please email Ron Milkey.

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

NEXT MEETING: *Regular Meeting - April 1, 2021 8:00 p.m. Public Hearing - 7:00 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 9:00 p.m.

Chair Person

Michael Walter

Michael Walter 4/1/2021