

MANCHESTER TOWNSHIP PLANNING COMMISSION

Virtual Meeting

Regular Meeting February 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, Dave Thompson, John Seefeld, George Daubner, and Sybil Kolon, Deena McIntosh

Members Absent: Doni McLennan

Others Present: John Enos, Ron Milkey (8700 Sharon Hollow Rd.), Randall Hayes, Frank Ronzell

Notetaker: Nathan Booth

B. APPROVAL OF AGENDA

Agenda was amended to reflect there was no unfinished business. A motion was made by Daubner with a second by Thompson to approve the agenda as amended. All ayes. Motion carried.

C. APPROVAL OF MINUTES

The January minutes were amended to correct an incorrect date in the Minutes section and an incorrect description in the location of a prospective business from the Report of the Chairperson. A motion was made by Daubner with a second by Kolon to approve the minutes of the January 7th meeting as amended. All ayes. Motion carried.

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

Frank Rozell from The AES Corporation introduced himself and described a solar farm project called Thorn Lake Solar that they are developing. They are currently working on a solar project within the township near the corner of Herman and Sharon Hollow roads on approximately 140 acres. This will be about a 35 million dollar project and the application will be submitted in March. This project is similar to a 107 acre farm they built in Grass Lake. The parcel will be fenced with screening plants. The panels will be mounted on poles driven into the ground and will be removable.

John Enos explained that he had worked with AES Corporation on the Grass Lake farm and that they were very responsive. He indicated that this project would provide significant tax revenue for the township and that it would be an excellent use of the property and would be a great source of green power. Their intention is to maintain the property and will explore planting wildflowers or raising goats for this purpose.

E. REPORTS AND CORRESPONDENCE

1. Report of Chairperson

Nothing other than the new solar project.

II. Report of Township Board Representative

Seefeld- There was a motion to hire a new firefighter, pending background check and physical. The gentleman's name is Jeremiah. They are going to write a grant for a new fire vehicle. They are going to get a new relay for the fire siren. There is also a fire engine replacement recommendation that was approved. The new Engine will be built by KME. The cost will be paid up front which will save \$24,000. There was a motion to appoint Krista Jarvis as the representative to the Western Washtenaw Recycling Authority. There was a motion to appoint Jason Aldrige to the board of Review. There was a motion to appoint Kathy Fusilier as an alternative to the Board of Review. There was a motion to re-appoint Sybil Kolon as the representative to the River Raisin Watershed Council. There was a motion to re-appoint Mike Walter, John Seefeld, Robert Thompson, and alternate Ron Milkey to the Manchester Community Joint Planning Commission. There was an update to the AshKay Island lawsuit.

Milkey- The hearing seemed to go in favor of our zoning ordinances.

III. Report of Zoning Board of Appeals

Walter- There has been no meeting. There will be one on February 25, 2021.

IV. Report of Planning Consultant

Enos- I do not have much to say other than what Ron previously mentioned about AshKay Island. I also believe that the solar farm will be a great addition to the township. Sow Good Farms have slowed down, they are putting together their site plans and are hoping to have something for us around March. There has not been anything from the campground.

V. Reports of Committees

1. SWWCOG

There has been no meeting.

ii. Joint Planning Commission

There has been no meeting.

VI. Correspondence

There is nothing to report.

F. UNFINISHED BUSINESS

1. Second Homes/Tiny Houses

Walter- There has been some talk between Kolon and Enos about possible changes to language.

Enos- We are still waiting for the public hearing. Kolon's comment was just some language changes.

Kolon- The way some things were worded were a little confusing and could be interpreted in different ways.

G. NEW BUSINESS

Walter- The new business is the solar farm.

H. COMMENTS FROM COMMISSIONERS

Thompson- I think that the subdivision near the solar farm might be impacted by it and it might cause some problems.

Walter- the residents will be notified and there will be a public hearing.

McIntosh- asked about her re-appointment to the MTJPC and Seefeld indicated that her term was not up.

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

There is no comment from the public at this time.

NEXT MEETING: *Regular Meeting - March 4, 2021 8:00 p.m. Public Hearing 7p.m.*

J. ADJOURNMENT

A motion was made by Daubner with a second by Kolon to adjourn the meeting. All ayes. Motion Carried. Adjourned at 8:45 p.m.

- Agritourism
- Two acre minimum lot size
- Event Barns

Michael Walter 3/4/2021
Michael Walter
Chairperson