

**MANCHESTER TOWNSHIP PLANNING COMMISSION**

**Virtual Meeting**

**Regular Meeting, January 7, 2020**

**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, Doni McLennan

Members Absent: None

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

Notetaker: Nathan Booth

**A. APPROVAL OF AGENDA**

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

**B. APPROVAL OF MINUTES**

A motion was made by Daubner with a second by Kolon to approve the minutes of the <sup>Dec. 3<sup>rd</sup></sup> ~~November 12th~~ meeting as amended. All ayes. Motion carried.  
*with minor amendments.*

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

There are no comments from the public at this time.

**D. PRESENTATION FROM CSP (Manchester Stamping) on EXPANSION PLAN**

Enos- This is a relatively simple site plan. The ordinance says if adding to or building on an industrial site we have to take a look at it. The new construction is a 900sq ft addition to the plant for tools and storage. It is very well screened from vegetation and will most likely not be visible from Austin Rd. The plant went through all the right steps. There is no impact on lighting or parking. We will make sure the Fire Department has access. The addition will have corrugated metal siding and a sloped roof. I am recommending approval.

There was discussion about the site plan including more conversation related to the Fire Department review and the overall project plan.

Milkey- I do not believe the applicant is on the meeting call. Carl and I met with the construction manager. To be clear, there is already a building there that is just a little smaller than the new proposed one. They are going to remove the small building and rebuild. This will add very little square footage.

Enos requested Milkey to get the plan to the Fire Department for approval.

**E. REPORTS AND CORRESPONDENCE**

**1. Report of Chairperson**

Walter- We had an inquiry about an individual running a business that deals with automotive accessories. They are looking to formalize their business in a pole barn or similar structure. The business is located on Logan Rd. just east of M52. They are looking into rezoning or getting a variance. They were instructed to start the process by putting in an application so we could start considering the site plan. They are already selling products but they want to make sure they are being a good community partner. At this time it is just in the discussion stages.

The commissioners inquired about the nature of the business.

Milkey- This property is the old Corey Schmidt property. The individual is interested in putting aftermarket parts on primarily trucks. Things like lift kits, tires, and brush guards. They will also like to branch into the side x side market installing the same types of accessories. A large pole barn is used currently and that is what is planned for the future us. There will not be any manufacturing performed on the site. The parts are purchased from suppliers. The owner lives on the site and this will be a home-based business. He really wants to do the right thing and be a good community partner. I am glad to see someone is taking a proactive approach instead of having it addressed at a later date.

2. Report of Township Board Representative

Seefeld provided a report from the Township meeting on December 8, 2020. A report is on file.

3. Report of Zoning Board of Appeals

Walter- There has been no request for meetings and no meetings.

4. Report of Planning Consultant

Enos- We still might see that solar farm this year. Down in Macon Township there was a public hearing for a 2500 acre solar farm.

5. Reports of Committees

1. SWWCOG

There has been no meeting. Next meeting is Wednesday March 3rd.

2. Joint Planning Commission

There is no meeting until March.

3. Correspondence

There has been no correspondence.

F. UNFINISHED BUSINESS

i. General Discussion

Kolon- Should a date and time be set for a public hearing on tiny houses?

Enos- We can set it and if we cannot have it then we can cancel it.

Walter- I will entertain a motion to hold a public hearing for second homes/tiny houses Thursday February 4th at 7 p.m. prior to our regular meeting. Motion made by Kolon and supported by Daubner. All Ayes. Motion Carried.

G. NEW BUSINESS

i. CSP site plan review/approval

Any further considerations on the CSP site plan review were discussed.

A motion for recommendation of approval of the site plan was made by Daubner and supported by McLennan. All ayes. Motion Carried.

H. COMMENTS FROM COMMISSIONERS

McLennan- Suggested some language changes to the December minutes.

Thompson- Suggested that if the virtual meetings continue, the Township should invest in Zoom type videoconferences instead of the teleconferences. They would be much more effective.

Seefeld- indicated that there are some updates we need to make to the joint plan and inquired about the Planning Commission calendar.

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

Milkey- As the city hood plan is moving forward, the board has had no feedback from the rural township. Input and opinions from the Planning Commission and members of the community in the township wanted. They can be emailed to Danell at [mtwp\\_clerk@sbcglobal.net](mailto:mtwp_clerk@sbcglobal.net).

**NEXT MEETING: Regular Meeting- Thursday, February 4, 2021, 8:00 p.m. Public Hearing Thursday, February 4, 2021, 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 8:42 p.m.

Michael Walter Michael Walter 2/4/2021  
Chairperson