

MANCHESTER TOWNSHIP PLANNING COMMISSION

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

Regular Meeting, March 5, 2020

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, Deena McIntosh, Doni McLennan, John Seefeld, George Daubner, and Sybil Kolon

Members Absent: Dave Thompson

Others Present: John Enos (Carlisle/Wortman), Todd Pascoe (Atwell), ~~Sylvia~~ ^{Silas Bialecki}, and Sarah Feider (11983 Noggles Rd)

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

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

C. APPROVAL OF MINUTES

A motion was made by McIntosh with a second by Kolon to approve the minutes of the February 6th meeting, as amended to add 'township' in front of cemetery on page three. All ayes. Motion carried.

D. DOAN PROJECT UPDATES

Enos: The applicant is asking for final site plan approval for phase one. Todd Pascoe from Atwell is here tonight.

Pascoe: In the final site plan process, we create a plan and submit it to the township, the Washtenaw County Road Commission, ^{EGLE} ~~Egle~~, and the County Health Department. When the comments come back from the township and all outside agencies, we address them. Phase one covers the western side of the site along Parr Road, and the rest of the site remains for future phases. I am happy to answer any questions.

Seefeld: Does the clubhouse have bathroom facilities?

Pascoe: Yes, as well as showers.

Walter: At the beginning of the project, the clubhouse was going to be two-stories. Is there any intent on making the clubhouse two-stories in a later phase?

Seefeld: The second story was supposed to be the living quarters for a manager.

Pascoe: I believe the intent is that the manager lives in an RV.

Seefeld: Is there propane on site or a dump station?

Pascoe: A dump station is not required if there are individual hookups for each site. I do not think propane will be onsite.

Enos: How will the storage of RVs work?

Pascoe: During the winter, when the campground is closed, the RVs can be stored on the pavement.

Daubner: What problems could that present?

Enos: It becomes a commercial use and this is in the Ag district. I wouldn't have a problem with that if the RVs are on individual lots so that people can check on their RVs and maintain them. My only concern is that this could grow into unintended storage of boats and such. I have no problem with it if only RVs are stored.

Pascoe: The intent is for RVs only.

Seefeld: The other issue is people who leave RVs there permanently and start building wooden decks and sheds.

Walter: Those uses are not permitted so we have the ability to prohibit them.

Kolon: Will phase one allow people to have access to the rest of the site?

Pascoe: For walking, yes, but not for vehicles.

Kolon: Is it graded correctly for that?

Pascoe: Yes, the property is in pretty good shape and is graded well.

Kolon: What kind of lighting will be used, will it be beaming into the sky or shielded?

Pascoe: It will be shielded, generally just security lighting for the entryway and a few others.

McLennan: When do you want to start?

Pascoe: The plan is to start construction this summer and be open in the spring of 2021.

Walter: Are you planning on fencing the entire property as part of phase one?

Pascoe: Yes.

Walter: Are we ready to vote for conditional approval or do we need time?

Enos: Any issues the township engineer, Sue, and I have are pretty minimal and will not change the project much. Since the project still needs to be approved by outside agencies, you can condition your approval on the approval of those agencies and the planners.

A motion was made by Daubner with a second by Seefeld for conditional approval of the Doan Project Site Plan for Phase One. All ayes. Motion carried.

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

Felder: My partner Sylus and I would really like to establish ourselves in Manchester and grow as a part of the community. It is financially feasible for us to build a smaller house. We like the idea of an accessory dwelling unit on a plot of land that already has a residence. We have done a lot of research on these homes across the state and the country. We would appreciate your consideration.

Enos: We've wrestled with this issue and will continue to talk about it. However, there has been a cultural shift since the ordinance was written and you being here will help us bring this to the forefront.

Seefeld: What size is the parcel you are looking at?

Felder: Our hope is to build on the parcel Sylus' mother owns.

Sylus: It is on 40 acres and we would like to avoid splitting 2 acres off.

Walter: We will bring this topic to the forefront.

F. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

There are no comments at this time.

II. Report of Township Board Representative

There was discussion of the Township Board meeting. Minutes of the meeting were provided.

III. Report of Zoning Board of Appeals

Walter: There has not been a meeting but there is a request for one. A resident has requested a variance so that they can build a detached garage within the 20ft setback.

IV. Report of Planning Consultant

There are no comments at this time.

V. Reports of Committees

i. SWWCOG

Kolon: Our next meeting is in April.

ii. Joint Planning Commission

McIntosh: Our next meeting is April 2nd at 7:30 p.m.

VI. Correspondence

There has been no correspondence.

G. UNFINISHED BUSINESS

I. Wedding/Event Barns

Enos: I suggest we table the Unfinished Business items. Our attorney is still reviewing them. He is comfortable with the majority of the Ag tourism language. However, as far as legality goes, he has some concerns with the 30-day minimum of the short-term rental language. It will be completed by April for your review.

Kolon: Has a 30-day minimum been done in other parts of the state?

Walter: Quite a few municipalities, such as Detroit, are looking into something like a 30-day minimum to prevent partying and other issues. I propose we table both Unfinished Business items.

II. Short-Term Rentals

This item has been tabled for the April meeting.

H. NEW BUSINESS

Seefeld: I received a call from my neighbor saying that someone is going to open an Airbnb on Buss Road. Carl Macomber is looking into it, but I wanted to let you know that this issue is arriving in Manchester sooner than we thought.

Kolon: Would that be affected by the short-term rental language?

Walter: Yes, Airbnbs would fall under that ordinance, and currently we do not have anything that allows them.

I. COMMENTS FROM COMMISSIONERS

Seefeld: The Township Board meeting has been pushed back to March 17th instead of the 10th due to the elections.

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

There are no comments at this time.

NEXT MEETING: Regular Meeting – Thursday 4/2/2020 8:00 p.m.

K. ADJOURNMENT

A motion was made by McIntosh with a second by Seefeld to adjourn the meeting. All ayes.
Motion carried.

8:52 p.m.

Michael Walter
Chairman-Planning Commission
Michael Walter 5/7/20